New York State Association of REALTORS®, Inc.

Article 12-A Working Group
REPORT

Tuesday, February 10, 2026
NYSAR Mid-Winter Business Meetings
Town Hall
9:30a.m.

Zachary Latinville
Chair

Mark Donnelly
Vice-Chair

The Working Group approved the report from the September 15, 2025 meeting.

NYSAR staff provided the working group with an update on several issues, including Governor Hochul's Executive Budget proposal, legislation requiring the use of written buyer representation agreements (A.8910), and a new law to prohibit listing agreements longer than 2 years (A.5886/S.6361).

Staff also updated the working group on legislation to increase the experience required to become a licensed real estate broker (A.7691/S.5426), require annual anti-sexual harassment training for real estate licensees (A.8092/S.5780), and a bill to allow telemarketing during states of emergency (A.1250/S.6853).

Staff discussed NYSAR's request to the Department of State to allow real estate licensees to use body armor and a legal challenge to the Fairness in Apartment Rental Expenses (FARE) Act. Staff also updated the working group on the State's lead rental registry, and legislation that would prohibit buyers from waiving a right to a home inspection (S.8729/A.9629).

The working group reviewed NYSAR's draft legislative priorities for 2026. Staff updated the working group on conversations involving private listing networks and the impact of changes enacted to the property condition disclosure statement in 2024.