New York State Association of REALTORS®, Inc.

Commercial Issues Working Group
REPORT

Tuesday, January 29, 2026
NYSAR Mid-Winter Business Meetings
11:00 a.m. (Zoom)

James DiNapoli
Chair

Christine Dickson
Vice-Chair

The working group approved the report from the September 3, 2025 meeting.

NYSAR staff provided the Working Group with a report on commercial related proposals in the Governor's Executive Budget and state legislation that would enhance tenant protections, including the REST Act which would ease restrictions on municipalities across the state to adopt local rent control laws. NYSAR staff provided an update on a mayoral veto of a New York City bill, the Community Opportunity to Purchase Act (COPA). NYSAR opposed the legislation and urged for a veto. An update was also provided on the implementation of New York State's Lead Rental Registry and the Governor's veto of state legislation that would have required additional disclosure by LLCs operating in New York State. NYSAR supported the Governor's veto.

NYSAR staff also provided an update on two separate litigation efforts supported by NYSAR challenging the state DEC Freshwater Wetlands Regulations and the New York City FARE Act which prohibits the collection of broker fees from a tenant to pay a landlord's agent.

NAR Director of Commercial and Policy Oversight Erin Stackley provided the Working Group with an update on federal commercial issues, including Qualified Opportunity Zones, commercial lending issues, federal proposals to incentivize the conversion of commercial real estate into housing, WOTUS rule, SAFE Banking, and federal and state rent control issues.