NYSAR End-of-Session Update – June 2026

The status of notable legislation tracked by NYSAR can be found below.

The following bills **passed both houses** (pending Governor's approval/veto):

- S.9008-C/A.10008-C (State Budget Bill) – Reforms the state environmental review process for certain housing development allowing for quicker approval for projects.
  (Signed into law)
  NYSAR Supported

- S.8870/A.9518 – Increases the number of consecutive years licensed as a real estate agent prior to becoming a broker from the current two years to four years.
  (Pending Governor's approval)
  NYSAR Supported

- S.10274/A.10679-B – Requires public advertising or marketing of listed residential properties on platforms accessible to the general public while permitting non-public marketing (private listings) only when the seller gives informed, written consent after receiving a standardized state disclosure.
  (Pending Governor's approval)
  NYSAR Supported

- S.8766/A.9467 – Technical amendment related to the enactment of a 2025 law limiting real estate listing and service agreements to 2 years.
  (Signed into law)
  NYSAR Supported

- S.8938/A.9411 – Allows localities within Sullivan County to establish a community preservation fund and authorizes a new real estate transfer tax following voter referendum.
  (Pending Governor's approval)
  NYSAR Opposed

- S.10276-A/A.11349 – Allows the town of Clarkstown to establish a community preservation fund and authorizes a new real estate transfer tax following voter referendum.
  (Pending Governor's approval)
  NYSAR Opposed

The following bills **did not advance**:

- S.4659-D/A.4877-D – Would establish the Rent Emergency Stabilization for Tenants (REST) Act to streamline the process which municipalities outside of New York City could adopt local rent control.
  (Did not pass either house)
  NYSAR Opposes

- S.8729-B/A.9629-C – Would amend the Property Condition Disclosure Statement to prohibit a buyer of residential real property from their right to waive a home inspection; and would impose unnecessary delays in real estate transactions by requiring an up to 14-day waiting period.
  (Did not pass either house)
  NYSAR Opposes

- S.4158/A.4870 – Would expand authorization to the Public Service Commission (PSC) to discontinue portions of the gas distribution system in order to reduce carbon emissions.
  (Did not pass either house)
  NYSAR Opposes

- S.1157/A.5098 – Would establish the New York First Home Savings Program.
  (Passed Senate only)
  NYSAR Supports

- S.9564/A.8910 – Would require written buyer representation agreements between real estate brokers and homebuyers clearly outlining services to be provided, as well as terms for compensation.
  (Did not pass either house)
  NYSAR Supports

- S.1452/A.4507 – Would help ensure fairness and transparency in the cooperative housing purchase process by establishing a clear timeline for the response to applicants by coop boards and requiring a reason for any denial of an application.
  (Did not pass either house)
  NYSAR Supports

- S.6853/A.1250 – Would lift the ban on telemarketing during certain states of emergency.
  (Passed Assembly only)
  NYSAR Supports

- S.5780/A.8092 – Would require all real estate licensees to complete a one-hour sexual harassment prevention training course.
  (Did not pass either house)
  NYSAR Supports

- S.7197-B/A.6955-C – Would establish minimum setback requirements for the siting of battery energy storage systems from neighboring properties.
  (Did not pass either house)
  NYSAR Supports

- S.8267-B/A.7922 – Would establish a community housing fund in the town of Rochester in Ulster County and authorize a new real estate transfer tax.
  (Did not pass either house)
  NYSAR Opposes

- S.4265-A/A.1529 – Would require property owners to conduct lead paint tests and provide reports prior to selling or leasing the property.
  (*Passed Assembly only*)
  NYSAR Opposes