New York State Association of REALTORS®, Inc.

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MEMORANDUM IN OPPOSITION

S.8417 by Senator Liz Krueger
Status: Senate Rules Committee

A.8888 by Assemblymember Jo Anne Simon
Status: Corporations, Authorities & Commissions Committee

Date: June 2025
Contact: Mike Kelly

RE: Elimination of the 100-foot rule for new gas service

The New York State Association of REALTORS® (NYSAR) **strongly opposes** legislation that would eliminate the 100-foot rule provision for new gas service lines. The bill seeks to place additional costs on homeowners located within 100-feet from an existing gas line in order to connect to reliable and affordable energy for their home.

A repeal of the 100-foot rule for new gas service will undoubtedly have an impact on housing affordability. The negative impacts of this ill-timed legislation are compounded by the fact that New York's housing stock inventory continues to hover around record lows while home sale prices remain at record highs across the state. This legislation further serves to exacerbate the current housing inventory crisis facing New Yorkers.

Additionally, this bill fails to take into consideration the financial burden it places on individuals and families in regions of the state that rely on gas-powered generators for reliable emergency backup, which are exempted under the state's All Electric Buildings Act. Repealing the 100-foot rule for gas service unfairly harms new construction homeowners in these regions.

The immediate effective date is also problematic and could cause confusion for housing developers, particularly those with projects started prior to 2026.

With that said, any proposals further restricting access to reliable gas service or attempts to make it more financially burdensome should be viewed as premature until the State Energy Plan and other planning processes have been completed and guidance issued.

NYSAR remains deeply concerned with the pace of New York's transition away from fossil fuels and the impact it is having on both the safety and fiscal wellbeing of residents and businesses. For these reasons, NYSAR **strongly opposes S.8417/A.8888.**

The New York State Association of REALTORS® is a not-for-profit trade organization representing more than 61,000 of New York State's real estate professionals. The term REALTOR® is a registered trademark, which identifies real estate professionals who subscribe to a strict code of ethics as members of the National Association of REALTORS®. These REALTORS® are also members of the New York State Association of REALTORS® as well as their local board or association of REALTORS®.

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