New York State Association of REALTORS®, Inc.

New York State Association of REALTORS®, Inc.
130 Washington Avenue | Albany, NY 12210-2220
P 518.463.0300 | F 518.462.5474
info@nysar.com | www.NYSAR.com

MEMORANDUM IN SUPPORT

S.8870 by Senator James Skoufis
Passed Senate 58-2

A.9518 by Assemblymember Ed Braunstein
Passed Assembly 138-0

Date: June 2026
Contact: Michael Kelly

The New York State Association of REALTORS®, Inc. **strongly supports S.8870/A.9518**, which would increase the number of consecutive years' experience as a licensed real estate salesperson prior to becoming a real estate broker in New York State from two to four years.

This bill is similar to legislation that passed both houses in 2025 that would have increased the number of consecutive years' experience as a licensed real estate salesperson prior to becoming a real estate broker to five years, which was vetoed by the Governor (Veto Message 30). The current bill (S.8870/A.9518) addresses concerns referred to in the Governor's Veto Message by reducing the proposed number of years of experience to become a real estate broker from five to four years.

New York's current minimum experience and education requirements for obtaining a real estate broker's license are lower than much of the country, including nearby states of Connecticut, Massachusetts, New Jersey, and Pennsylvania. Requiring more experience prior to becoming a licensed real estate broker in New York State benefits all parties in a real estate transaction, especially the consumer.

Real estate brokers have considerable responsibilities, and the practice of real estate has become increasingly complex, particularly in New York State. Additional laws and regulations pertaining to fair housing, increased activity from unlicensed real estate professionals, and ongoing constraints on housing supply all contribute to more complexity in the real estate profession. Increasing the years of experience required to obtain a broker's license from two years to four years would help ensure that newly licensed real estate brokers have additional experience as an agent prior to taking on the duty of overseeing agents and operating a real estate business.

For these reasons, the New York State Association of REALTORS® **supports S.8870/A.9518** and requests that it be signed into law.

The New York State Association of REALTORS® is a not-for-profit trade organization representing more than 60,000 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®.

Ron Garafalo President | **Dan Staley** President-Elect | **Anthony Domathoti** Treasurer | **Jacqlene Rose** Immediate Past President | **Duncan R. MacKenzie** Chief Executive Officer