New York State Association of REALTORS®, Inc.

Article 12-A Working Group
REPORT

Wednesday, September 16, 2026
NYSAR Fall Business Meetings
Tuscarora-Cayuga-Onondaga, Turning Stone Resort & Casino
8:30 a.m.

Zachary Latinville
Chair

Mark Donnelly
Vice-Chair

The Working Group approved the report from the February 10, 2026, meeting.

NYSAR staff provided the working group with a New York State budget summary and an update on license law-related legislation, including bills increasing experience requirements to obtain a broker's license, limiting the use of private listing networks, requiring buyer representation agreements, amending the state's law restricting telemarketing, and requiring anti-sexual harassment training for all real estate licensees. NYSAR staff also provided an update on a pending application to the Department of State requesting a state body armor exemption for real estate licensees and appraisers.

The working group discussed legislation that would require clear and conspicuous disclosure of digital alterations of images and videos in real estate listings.

The working group approved a motion for the Legislative Steering Committee to consider supporting legislation to increase the threshold at which the state's mansion tax is imposed.