

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

NYS 2019-2020 Assembly and Senate

2019-20#	2017-18#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status

NYS 2017-2018 Assembly and Senate

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A255 S350	A406	Dinowitz Peralta	Time limits to complete repairs in consent orders re: bldg. violations	Amd RPAPL 777	L&T		Passed A 1/9/18
A338 S5229		Braunstein Stavisky	Relates to increase in assessed values of cooperative apartments	NYC Ad Cd	CCTax		
A353 S5219	A3391A S3148A	Braunstein Stavisky	Relax landlord restrictions on refinancing for co-ops built on long term ground leased land	Add RPL 220-a	Condo Co-op RP Fin		Passed A 4/8/18
A354A S5320		Braunstein Stavisky	Establishes new real property tax classification for condominiums and cooperatives for assessment purposes	Add RPTL	CCTax		
A372 S982	A10757	Richardson Savino	Clarifies use of electronic signature for mortgage loans	Amd Bank L 2	RP Fin		Chap 20 of 2017
A416 S3131	S2917	Magnarelli DeFrancisco	Allows City of Syracuse to add unpaid code violation fines to tax bill	Add RPTL 901			Chap 123 of 2018
A581A S510		Sepulveda Diaz	Creates residential condo owner bill of rights	Add RPL 339-11	Condo Co-op		See also A5816
A666 S2370	A5280 S3556	Rodriguez Alcantara	Prohibits rent increase without no violations certificate	Amd Priv HousFinL	L&T Low Inc Hous		
A722 S2223	A6391 S2752	Perry Parker	Requires lenders negotiating mortgage modification to continue even if loan sold	Add BankL 6-n	RP Fin PI		
A941 S1602		Thiele LaValle	Require bank taking possession of STAR benefitted property to notify assessor	Amd RPTL 425	CCTax		
A1089 S2377	A1156A S3591A	Dinowitz Alcantara	Prohibits landlord from charging its legal fees to tenant without court order	Add RPL 234-a & other	L&T		

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A1186 S1576	A3272	Simanowitz Avella	Prescribes method of payment for delinquent taxes, water/sewer etc. in NYC	Amd NYC Ad Cd 11-322	T&T		Not active in 17-18 session
A1371 S5928	A10373	Weinstein Avella	Applies affirmative allegations re: high cost/subprime loans to all foreclosures	Amd RPAPL 1302			
A1382 S2599	A1728	Zebrowski Lanza	Relates to property tax exemption for 1005 disabled veterans	Amd. RPT L 458-a;	CCTax		
A1387 S475	A163 S1278	Weinstein Peralta	No recording assignment of mtge. w/o mtge. ownership doc.	Add S 291k to RPL	T&T RP Fin	OAR: RPLS #1A 3/8/12 Memo #2 5/7/13	
A1423 S6172		Weinstein Hamilton	Authorizes mortgage/lienor of abandoned multiple dwelling to request receiver	Amd RPAPL 1972	RP Fin		
A1475 S1773		Zebrowski Carlucci	Allows Rockland County municipalities to add unpaid code violation fines to tax bill	Add RPTL 903	CCTax		
A1498 S6093	A247 S5241	Weinstein Savino	No standing defense not waived if omitted from answer	Add RPAPL 1302-a	RP Fin		
A1746 S76	A837 S2746A	Pretlow Hoylman	Fines co-op for failure to credit tenant/stockholder with STAR exemption	Amd RPTL 425	Condo Co-op		
A1785 S2966	A6685B S7955	Perry (MS) Golden	Requires recorder of deed to send notice of transfer to record owner [fraud protection]	Amd RPL 291	T&T		
A1930 S631	A10701 S7732	Joyner Boyle	Creates lease/landlord fraud awareness program re: fraudulent landlords	Amd Exec L 94-a	L&T Low Inc Hous		Passed A 2/6/18 & 5/1/18
A1953 S1478	S6693	Moya Seward	Removes mortgage guaranty insurance coverage limit	Amd Ins L 6503	RP Fin		Passed A 6/13/17 Passed S 5/16/17 Chap 373 of 2017
A1980 S4312	S4423	Kavanagh Krueger	In relation to MCI rent increases	Add NYC Ad Cd	L&T		Not active in 17-18 session

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A2135 S4712	A10246 S7844	Dinowitz Klein	Permits reverse mortgage for persons 70 and over secured by co-op unit	Amd RPL 280-c	RP Fin Condo Co-op		See also A10755/S8888
A2188 S2970	A1900 S2241	Pretlow Stewart- Cousins	Require landlord to furnish rider describing rights and duties of landlords and tenants	Add RPL 223-c	L&T		
A2237 S6805	A3204	Peoples- Stokes Alcantara	Provides tax abatement for removal of lead paint	Amd RPTL 467- k	CCTax		
A2490 S175	A7756 S5845	McDonald Marchione	Reduces tax lien redemption period to 1 year for abandoned/vacant property	Amd RPTL 1120	CCTax		Passed A 6/20/18
A2517 S3196	A1890	Englebright LaValle	Authorizes local laws to permit late STAR applications	Amd RPTL 425	CCTax		
A2633 S2313	A4315 S3750	Sepulveda Alcantara	Tenant gets atty. fees for service of notice based of on false facts	Amd RPL 234-a	L&T		
A2681 S3228	A5635 S1593	Thiele LaValle	Seniors can file for STAR after purchase subsequent to tax status date	Amd RPTL 425	CCTax		
A2784B S3691B	A9588A	McDonald Marchione	Relates to placing a lien for unpaid property taxes against proceeds of fire insurance policy on any real property in a municipality	Add GenMunL	T&T		Passed A 6/20/17 Passed S 6/21/17 Chap 342 of 2017
A2803 S5655	A10116 S7792	Williams Klein	Expands definition of "tenant" for mortgage FC notice	Amd RAPL 1305	RP Fin Workout BR		Passed A 4/25/18
A2874 S1191A		Galef Little	Relates to taxations of cooperatives	Amd RPTL 581 & RPL 339-y	CCTax Condo Co-op		Passed A 6/18/18
A3031 S3530		Englebright LaValle	Provide local option to extend time for exemptions for first time homeowners	Amd RPTL 457	CCTax		Chap 128 of 2017
A3037A S6648		Skoufis Larkin	Clarifies what records a HOA member may request from the HOA for review	Amd NPC L 621	Condo Co-op		Chap 343 of 2017
A3145 S3818	A6268 S4435	Thiele Lavalle	Proscribes rules for leasehold retirement community	Add RPL 238-a	T&T		

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A3246B S3897B		Brindisi Carlucci	Relates to home improvement contract provisions	Amd GenBusL 770, add 771-b	Const		Passed A 6/4/18
A3322 S2654	A997 S6339	Miller Hamilton	Requires residential mortgage bill of rights be printed and posted on internet in 8 most spoken languages	Amd Bank 35	RP Fin		
A3435 S7039	A2536 S2228	Kim Kennedy	Requires mortgage lenders/brokers to provide consumer pamphlet prior to application	Add Bank L 35	RP Fin		See also A5372/S334
A3691 S7735		Galef Parker	Prohibits HOA from restricting installation/use of solar power	Add RPL Art 9-c Sec. 342	Condo Co-op		
A3765 S2935	A1237	Dinowitz Gallivan	Authorizes sale or mortgage of certain real property of religious corporation without leave of Supreme Court	Amd Rel CorpL 12	NFP T&T		
A3827 S5240	A613 S3560	Rosenthal Gianaris	Prohibits landlords from refusing to deal with persons involved in prior summary proceeding	Amd ExecL 26	L&T		
A3838 S2374	A5594 S3036	Sepulveda Alcantara	Prohibits collection of an administrative expense by landlord and provides for the tenant to collect all interest paid on a security deposit	Amd GOL 7-103	L&T		
A3927 S8133		Zebrowski Little	Prohibits tax exemptions for properties violating zoning laws	Amd RPTL 420- a	CCTax T&T		
A4127 S7751	S2610	Magee Marchone	Authorizes county clerks to establish electronic map filing	Amd RPL 334	T&T		Chap 489 of 2018
A4335 S3192	A3857 S2872	Gottfried Krueger	Makes warrant execution, not issuance, act which annuls relationship	Amd RPAPL 749(3)	L&T		
A4507A S118A		Gottfried Hoylman	Requires written notice of the cancellation of a tax levy to be provided by registered or certified mail	Amd Tax L 3016	CCTax		Vetoed - Memo # 279
A5006 S5836	A1067 S2779	Rosenthal Krueger	Relates to tenant association first option to purchase	Add Priv HousFinL	L&T RP Fin		
A5039 S3715	A7324	O'Donnell Krueger	Reduces maximum rent increase in one year	Add NYC Ad Cd	L&T		

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A5064 S4378	A8121 S5840	O'Donnell Krueger	Relates to housing accommodations for senior citizens	Amd ETPA & NYC Ad Cd	L&T		
A5085 S2351	A3260	Titus Parker	Provides for recordation of restrictive covenant modification documents where conveyance documents include language which violates civil rights law	Add RPL 291-k	T&T		
A5329 S5239	A4259 S2925	Cusick DeFrancisco	Makes some insurance provisions in construction contracts void	Amd GOL 5- 322.1	Const		
A5330 S3240	A4267	Cusick DeFrancisco	Makes certain indemnification agreements in construction contracts void as against public policy	Amd GOL 5- 322.1	Const		
A5372 S334	A2536 S2228	Mosley Peralta	Requires mortgage lenders and brokers to provide consumers with mortgage bill of rights	Add Bank L 35	RP Fin		See also A3435/S7039
A5376 S4954	A1226 S233	Titus Diaz	Prohibit mortgagee from refusing to accept partial mortgage payments	Add RPL 254-e	RP Fin		
A5472 S637	A1426	Garbarino Boyle	Appeal of dispute between shareholders and boards to AG appointed hearing officer	Add Coop Corp L 78	Condo Co-op		
A5500 S8128		Weprin Kavanagh	Repeals tax exemptions to major league sports teams	Repeal RPTL 429	CCTax		
A5685A S4846A		Hunter Valesky	Allows tenant to deduct water bill payments from rent	Amd RPL 235-a	L&T		Passed A 3/20/18
A5700 S3643		Cymbrowitz Parker	Requires Landlord to grant access to engineer to inspect MCI's	NYC Ad Cd	L&T		
A5738 S4847		Hunter Valesky	Requires landlord/owner contact information to be provided to tenants	Add RPL 235-h	L&T PI		
A5791 S5132		Cymbrowitz Bailey	Prohibits warehousing of apartments and harassment	NYC Ad Cd	L&T		
A5792 S2144		Cymbrowitz Alcantara	Realtor to succession of rent regulated apartment	NYC Ad Cd	L&T		
A5798 S3181		Cymbrowitz Kruger	Relates to sale of limited profit housing company project and reserve for MCI	Priv HousFinL	Low Inc Hous		

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A5821 S4452		Weinstein Klein	Relates to foreclosure of home equity reverse mortgages	RPL 280-d	Workout BR		
A5823 S4519		Wright Montgomery	Requires notices to adjacent owners of demolition	NYC Ad Cd	T&T		Chap 217 of 2018
A5837 S8351		Lentol Golden	Increases referee fees for reference and sale	Amd CPLR 8003	Workout BR RP Fin		Chap 376 of 2018
A5953 S1072	S1425	Pichardo Rivera	Provides for receiver & managing agent in NYC foreclosures;	Amd RPAPL 1325	RP Fin Workout BR		
A6028A S4970		Hunter Valesky	Permits individuals with disabilities to terminate leases under certain circumstances	Amd RPL 227-a	L&T		Passed A 3/20/18
A6246A S5756A	A10425 S8058	Walker Lanza	Requires notaries public and commissioners of deeds to complete and retain certain documents relating to the transfer of residential real property	Add & Amd ExecL 135-c/136	T&T		
A6247 S3112		Walker Parker	Return sec. dep. w/in 30 days or provide written explanation	Add GOL 7-104	L&T PI		
A6248 S2230		Walker Parker	Requires assigned counsel in certain RP actions	Add RPAP L 722 etc.	PI		
A6254 S3311	A10359 S2815	Walker Krueger	Admin expenses allowed to be deducted from tenant security deposits	Amd GOL 7-103	L&T		See also A262 S2815 in 2015-16
A6257 S2840	A6749 S2786	Walker Parker	Records of eviction proceedings on foreclosed property to be sealed, with fines for non-compliance	Add RPAPL 757			
A6449 S767	A9460 S6883	Buchwald Stewart- Cousins	Prohibits termination of tenancy without court approval in certain housing occupied by seniors and/or disabled persons	Add RPL 228-a	L&T PI		
A6608A S3559	A1053	Gjonaj Little	Relates to renewal of lease upon tenant's failure to renew his or her lease	Add NYC Ad Cd	L&T		Not active in 17-18 session
A6635 S4992	A3411	Titone Larkin	Provides for alternative means for notice of lien on self-storage unit occupant	Amd Lien L 182	Com Leas		

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A6875 S6253	A3898	Dickens Comrie	Establishes tenant's right to offset rent by cost of certain emergency repairs	Add RPL 235-b	L&T		
A7095 S5378		Williams Persaud	Require landlord facing imminent foreclosure to so advise tenant before new lease	Add RPL 235-h	RP Fin PI		
A7141 S793		De La Rosa Alcantara	Allows tenants 60 or older to have pets with certain limitations	Add PubHous L 223-c	L&T		Passed S 3/7/17
A7147A S5547A		Galef Carlucci	Allows 2 year phase in for certain properties after town wide revaluation	Add RPT L 485- t	CCTax Low Inc Hous		See also A6302
A7226 S5467		Miller Addabbo	Authorizes DA to intervene in summary proceeding where occupancy is illegal	Add RPAPL 715	L&T		
A7366 S8461		Walker Comrie	Create independent source of assistance for Mitchell Lama tenants	new statute	Low Inc Hous		
A7373 S2028		Niou Squadron	Relates to statutes of limitation based on notices of deregulation	Add NYC Ad Cd	L&T		
A7392 S2023	S589	Niou Squadron	In action for willful neglect of residential property, treble damages provided	Add RPAPL 854	L&T		
A7406 S6488		Dilan Hamilton	Imposes a tax on the transfer of certain real property within two years of a prior transfer of such property	Add NYC Ad Cd	L&T		
A7520 S7182		Lentol Bonacic	Regulates short term rental units (e.g. Air BnB)	Amd multiple laws	L&T		See also A8065/S5978
A7523 S5739		Farrell Young	Extends the real estate transfer tax reductions for conveyances of real property to existing real estate investment funds	Amd Tax L 1201/1402 & NYC Ad Cd	T&T		Chap 272 of 2017
A7550 S4432	A5860 S1285	Ortiz Montgomery	Landlord to provide receipt for paid rent, with rent reduction if not done	Amd RPL 235-e	L&T		
A7852B S5861B		Lifton Seward	Imposes an occupancy tax in the City of Cortland	Add Tax L 1202-ff	CCTax		
A8065 S5978		Fahy Funke	Regulates/imposes tax on short term rental of private dwellings	Amd/Add MultRes L & Tax L	L&T		See also A7520/S7182

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A8165 S7020	S107	Niou Hoylman	Affects recovery of certain rental units by landlord in NYC	Amd NYC Ad Cd	L&T		
A8261 S6652		Cymbrowitz Golden	Regarding conflicts of interest for co-op BOD members	Add RPL Art 9- C	Condo Co-op		Chap 305 of 2017. See also A8993/S7279
A8293A S6622A		Morelle Ranzenhoffer	Relates to the liability of design professionals	Add/Amd various laws	Const		Passed A 6/20/18 Passed S 6/14/18 Vetoed – Memo # 265
A8331 S5767		Titone Lanza	Authorizes temp occupancy for compensation of a Class A mult. dwelling that is a coop or condo unit under certain circumstances	Add MultDwell L 4	L&T		
A8467 S6704		Cahill Seward	Defines inducement for title insurers/agents	Amd Ins L 6409	TI TF		
A8554 S2027	A5693 S198A	Kavanaugh Squadron	Requires residential property managers to be licensed by NYDOS	Add RPL Art 12D S448	Condo Co-op L&T		
A8684 S7388		Rosenthal L Tedisco	Regarding companion animals in eviction actions	Amd RPAPL 749			Chap 205 of 2018
A8729 S7001	A3574 S2253	Skoufis Larkin	Tax exemption for improvements made by severely injured military members	Add RPTL 458- c	CCTax		Passed A 6/20/18
A8886A S8089A		O'Donnell Bailey	Approves major capital improvement rent increases and time period for recovery of expenses	Amd various laws	L&T		Passed A 5/14/18
A8922 S7321		Rosenthal Griffo	Regarding affordable residential green building program	Amd various laws	Green		Chap 311 of 2018
A8984 S7977	A9394 S4895	Magnarelli Marchone	Relates to required notices in a residential foreclosure action	Add RPAPL 1303	RP Fin		
A8993 S7279		Cymbrowitz Golden	Clarifies types of condos/co-ops required to submit annual reports	Amd NPC L 519-a & BCL 727	Condo Co-op		Chap 9 of 2018. See also A8261/S6652
A9039 S7316		Ramos Little	Alter/study NY first time home saving program	Amd Priv HousFinL	RP Fin		Chap 379 of 2018

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Add	Referred to	RPLS Des/ Memo	Comments/Status
A9508C S7508C		Budget	Part HH to include reverse mortgages as "home loans"	Amd RPAPL 1304	RP Fin		Chap 58 of 2018
A9509C S7509C		Budget	Part T to amd. re: transfer tax refunds and >\$1 million additional tax	Amd Tax L 1402-a & 1412	T&T		Chap 59 of 2018
A9592 S1992A	A10745 S8177	Weinstein Klein	To include reverse mortgages as "Home loan" for required prior notices	Amd RPAPL 1304	RP Fin		
A9637 S8848		Cusick Breslin	Relates to payment and retainage in construction contracts	Amd GenBusL	Const		
A9713 S6929		Williams Persaud	Grants a tax deferment for persons 65 years or older who own and occupy real property in NYC	Add RPTL §467-k	CCTax		
A9734 S1116A	A9225 S6518	Thiele Akshar	Relates to extending benefits of STAR program to small business	Amd RPTL 425	CCTax		
A9745 S7073		Paulin Kavangh	Authorizes shareholders to attend meetings via remote communication and to be deemed present for voting purposes	Amd BCL 602/605	Condo Co-op		Passed A 3/6/18
A9757 S5874	A1180	Rosethal D Stavisky	Relates to limited-profit housing companies and tax exemptions	Amd RPTL & Priv HousFinL	CCTax		
A9763 S7167		Weinstein Klein	Directs the department of financial services to periodically inspect residential real properties for which a lender has a duty to maintain	Amd RPAPL 1307/1308/1310	T&T		
A9965 S8060		Morelle Helming	Relates to leasing and licensing of park property	Amd Pks & Rec L 3.09	T&T		Chap 384 of 2018
A9967 S8972		Hunter Valesky	Property tax exemption for low income owners who must buy flood insurance	Add RPTL 467- k	CCTax		Chap 512 of 2018
A9974A S8023A		Lentol Dilan	Extending time to file final application under industrial and commercial abatement program	Amd RPTL & NYC Ad Cd	CCTax		
A10017 S7866		Cymbrowitz Little	Establish an affordable independent senior housing assistance program	Add Priv HousFinL Art.29 Sec. 1260	Low Inc Hous		

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A10053 S7963		Heastie Bailey	Establishes NYC Housing Authority Modernization Act (Part A); and provides for reporting on lead-based paint poisoning protection (Part B)	Add Pub Hous L 402-d	L&T		Passed A 3/12/18
A10059 S7966		Fahy Breslin	Extends the effectiveness of Chapter 405 of the laws of 2005 for two years relating to authorization for the County of Albany to impose a mortgage recording tax	Amd Sec 2 of Ch. 405 of 2005	CCTax		Chap 346 of 2018
A10084 S7523		Lavine Hannon	Enacts the “fairness in cooperative homeownership act”	Add RPL Art 11 - 360-366	Condo Co-op		
A10111 S1990A	S658	Rodriguez Klein	Establishes NYC Housing Authority Repair Certificate Program to grant zoning benefits to developers which perform capital improvements	Add Pub Hous L & NYC Ad Cd	T&T		
A10150 S8049		Carroll Lanza	Extends to 1-1-2021 deadline to apply for solar tax abatement	Amd RPTL 499-bbbb & 499-cccc	Green		Chap 327 of 2018
A10168 S3948		O’Donnell Young	Directs court to notify former owner of foreclosed property that they have the right to file a claim for excess funds	Amd RPAPL 1354, RPL 1136	Workout BR		
A10193 S8708		Hunter Bailey	No rent to landlord without valid C of O	Add MultRes L 302-a	L&T		Passed A 6/14/18
A10244 S8069		Galef Little	Requires reassessment every 20 years	Amd RPTL 306	CCTax		
A10254B S4136C	S7048	Benedetto Lanza	Allows NYC to rebate portion of property taxes on 1-6 family residences	Amd RPTL 467-e	CCTax		See also A10983/S7076
A10304 S8637		Paulin Gallivan	Requires 2/3 Board vote for certain non-profit corps	Amd NPC L 902/1003	NFP		Passed A 6/19/18
A10336 S8699		Paulin Gallivan	Fixes minimum # of members for non-profit corp	Amd NPC L 601	NFP		Chap 411 of 2018
A10502 SA8530		Dilan Little	Extends to 2021 initial rents in units rehabbed housing development companies	Amd Ch. 84 of 1993	Low Inc Hous		Chap 93 of 2018

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A10533 S8370		Lentol Comrie	Extends filing deadlines for industrial/commercial tax abatement program	Amd RPTL 489-cccccc	CCTax		
A10559 S8529		Niou Little	Extends to 2021 setting initial rents in multiple dwellings	Amd Ch. 449 of 1986 (Priv HousFinL)	Low Inc Hous		Chap 95 of 2018
A10560 S8528		Walker Little	Extends expiration in NYC re: rents on property foreclosed by US	Amd Ch. 253 Of 2006	L&T		Chap 96 of 2018
A10561 S8527		Joyner Little	Extends to 2021 law re: management of buildings with appointed administrator	Amd Ch. 375 (Sec 2) of 1999			Chap 97 of 2018
A10618 S7346	A6528 S4229	Peoples- Stokes Kennedy	Allows Buffalo to add unpaid code violation fines to tax bill	Add RPTL 905	CCTax		Chap 167 of 2018
A10734 S8767		Hevesi Avella	Relates to providing rent subsidies to individuals living with roommates	Amd Soc Serv L 409(a)	L&T		Passed A 6/18/18
A10750 S8360		Miller B Bonacic	Relates to apportionment of mortgage taxes for property situated in more than one tax district	Amd Tax L 260	RPF		
A10755 S8888		Dinowitz Klein	Allow reverse loans on co-op apts. for owners 70 and older	Add Bank L 6n and to UCC	Condo Co-op		See also A2135/S4712
A10775 S7139		Stirpe Griffo	Provides a filing extension for the “enhanced” STAR exemption to eligible applicants	Amd RPTL 425	CCTax		
A10963 S9000		Barnwell Bailey	Regarding landlords returning security deposits within reasonable time	Add GOL 7-104	L&T		
A10983 S7076	S6244	Glick Kavanagh	Allows NYC to rebate taxes on residential property	Amd RPTL 467-b/c	CCTax		See also A10254B/S4136C
A11075 S7693		Wallace Kennedy	Requires mortgage servicer tel. # in 1-4 family foreclosure docs	Amd RPAPL 1321/1351	RPFin		
A11076 S3321		Epstein Krueger	Prohibits landlords from charging inflated fees	Amd RPL 220-a	L&T		

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2019 January 2

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A11083 S8675		Epstein Hoylman	Directs DFS to do study/make recommendations re: lending to landlords owning property with small business/rent regulated apts.		RP Fin L&T		
A11091 S3322	A5733 S2871	Epstein Krueger	Grants tenant right to withhold rent for failure of landlord to provide heat	Add RPL 235-h	L&T		
A11258 S6260	A4763 S6260	Comrie Bohen	Notice to homeowners whose foreclosure resulted in surplus	Amd RPAPL 1303	RPFIn		
A11270 S8027		Rosenthal L Boyle	Requires display of building address numbers	Add Gen Mun L 125-b			

List of Section Committees and Other Groups under “Referred to” - with Abbreviations

Commercial Leasing	Com Leas
Condemnation, Certiorari and Real Estate Taxation	CCTax
Condominiums and Cooperatives	Condo Co-op
Green Real Estate	Green
Land Use and Environmental Law	Environ
Landlord and Tenant Proceedings	L&T
Low Income and Affordable Housing	Low Inc Hous
Not-for-Profit Entities and Concerns	NFP
Public Interest	PI
Real Estate Construction	Const
Real Estate Workouts and Bankruptcy	Workout/BR
Real Property Financing	RP Fin
Title and Transfer	T&T
Task Force on NYSID TI Regs.	TI TF

NC=No Comment; SAR=Support and Report; OAR=Oppose and Report; ONR=Oppose No Report; SIA=Support If Amended; OUA=Oppose Unless Amended

