



2025 State Legislative Update: Real Property Law Section

We've come to the end of the 2025 Legislative Session, with several actions taken by the Legislature that may be of interest to your section. Please reach out to the GR team with any questions about any particular legislation of interest that you don't see on the following list. Any memoranda and letters drafted by the section in support or opposition to legislation were shared by the Government Relations team, and the team looks forward to working with the section as we move into the second half of 2025.

Legislation of Interest

Passed by the Legislature:

- A7793(McDonald)/S8187(Cooney): Extends the effectiveness of article 19-b of the real property actions and proceedings law providing for special proceedings to convey title to abandoned commercial and industrial real property. This bill was signed by the Governor in late June and takes effect immediately.
- A56-B(Epstein)/S3845-B(Hoylman-Sigal): Prohibits residential landlords from charging tenants a fee for a dishonored rent check in excess of the actual costs or fees incurred by such landlord as a result thereof. This bill will go to the Governor for signature or veto before the end of the year.
- A174(Carroll R)/S1163(Krueger): Prohibits rent minimums in mortgages. This bill will go to the Governor for signature or veto before the end of the year.
- A1820-A(Steck)/S3178-A(Sanders): Requires the modification of restrictive covenants prior to the sale of real property. This bill will go to the Governor for signature or veto before the end of the year.
- A2739(Cruz)/S6363(Bailey): Relates to discharge of a mortgage. This bill will go to the Governor for signature or veto before the end of the year.
- A3470(Lavine)/S7413(Kavanagh): Relates to notice to be provided prior to a foreclosure action by a homeowners' association. This bill will go to the Governor for signature or veto before the end of the year.
- A6869(Alvarez)/S7320(Kavanagh): Prohibits discriminatory practices by real estate appraisers and furthers fair housing compliance. This bill will go to the Governor for signature or veto before the end of the year.
- S5426(Skoufis)/A7691(Braunstein): Increases the period of supervision required for certain real estate license applications. This bill will go to the Governor for signature or veto before the end of the year.

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- S6361-B(Bailey)/A5886-C(Cruz): Prohibits unfair residential real estate service agreements. This bill will go to the Governor for signature or veto before the end of the year.
- S7120(Ryan S)/A7512(Jones): Relates to manufactured homes certificate of title and the conveyance and encumbrance of manufactured homes as real property. This bill will go to the Governor for signature or veto before the end of the year.
- A355-C(Barrett)/S1718-B(Hinchey): Provides for a partial exemption from taxation of certain residential real property transferred by a governmental entity, nonprofit housing organization, land bank or community land trust to low-income households. This bill will go to the Governor for signature or veto before the end of the year.
- A1890(Glick)/ S7358(May): Enacts the low impact landscaping rights act. This bill will go to the Governor for signature or veto before the end of the year.

Not Passed:

- S107(Krueger)/A3100(Rosenthal): Relates to the right of tenant association to have the first option to purchase a housing unit. This bill did not show movement in either house.
- A2586(Kelles)/S188(Hoylman-Sigal): Limits the authority of cities, villages and towns to impose certain zoning requirements. This bill did not move in either house.
- A88(Dinowitz)/S1323(Hoylman-Sigal): Relates to prohibiting pre-payment penalties for mortgages secured by real property owned in a cooperative form of ownership. This bill showed some movement in the Senate but did not pass either house.
- A340-A(Barrell)/S228-A(Skoufis): Requires manufactured home park owners to provide a written justification for rent increases in excess of three percent of the current rent. This bill passed in the Senate and was ordered to third-reading in the Assembly but did not pass.
- A659(Rosenthal)/S450(Hoylman-Sigal): Prohibits landlords from including incorrect information re rent decontrol in certain leases and renewals pertaining to units in the Affordable New York Housing Program. This bill passed the Senate and was ordered to third-reading in the Assembly but did not pass.
- A946(Mamdani)/S571(Brisport): Prohibits landlords, lessors, sub-lessors and grantors from demanding brokers' fees from a tenant. This bill did not move in either house.
- A1506(Rosenthal)/S119(Cleare): Relates to rent registration statements filed by a limited liability company. This bill passed the Senate and advanced to third-reading in the Assembly but did not pass.
- A1576(Rosenthal)/S7480(Hoylman-Sigal): Relates to adjournments for right to counsel. This bill did not move in either house.
- A1608(Rosenthal)/S925(Kavanagh): Relates to penalties for failure to comply with maintenance and reporting of vacant and abandoned properties, and reporting and release of information. This bill passed the Senate but did not move in the Assembly.
- A1621(Rosenthal)/S4098(Parker): Requires a landlord to have clean hands to bring action for rent or eviction in certain cases. This bill did not move in either house.

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- A1656(Rosenthal)/S1615(Brisport): Prohibits naming dependent children under the age of 18 in petitions to recover possession of real property and eviction warrants. This bill passed the Senate and advanced to third-reading in the Assembly but did not pass.
- A1877(Dilan)/S1805(Fernandez): Grants real property tax abatement to rent-controlled or rent regulated properties when the maximum authorized rent exceeds 1/2 of the tenants' household income. This bill did not move in either house.
- A2611(Otis)/S421(Liu): Requires landlords to mitigate damages when commercial tenants vacate premises in violation of the terms of the lease. This bill passed the Assembly but did not move in the Senate.
- A2619-A(Rosenthal)/S2433-A(Krueger): Establishes certain rights upon the expiration of ground lease residential cooperative apartment buildings. This bill passed the Senate and showed some movement in the Assembly but did not pass.
- A3121(Rosenthal)/S947(Jackson): Prohibits residential landlords from charging tenants with fees for the payment of rent through an automated clearing house or online payment system. This bill passed the Senate and advanced to third-reading in the Assembly but did not pass.
- A4377(Vanel)/S125(Comrie): Relates to evictions as the result of foreclosure. This bill did not move in either house.
- A4883(Clark)/S5772(May): Establishes the right to inspection of residential real properties. This bill showed some movement in the Senate but did not pass in either house.
- A6441(Walker)/S5177(Comrie): Requires notaries public and commissioners of deeds to complete and retain certain documents relating to the transfer of residential real property. This bill passed the Senate but did not move in the Assembly.
- A7408(Zaccaro)/S7124(Salazar): Relates to the termination of residential lease by victims of domestic violence. This bill did not move in either house.
- A8092(Simon)/S5780(Fernandez): Requires real estate brokers and salespersons to complete a certain amount of sexual harassment prevention training. This bill did not move in either house.
- S401(Myrie): Establishes the "tenant opportunity to purchase act". This bill showed some movement in the Senate but was not introduced in the Assembly.
- S7721(Brisport)/A8863(Cunningham): Establishes a private right of action for deed theft. This bill did not move in either house.

See [here](#) for NYSBA's Government Relation's update for the 2025 legislative session.

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