



New York 2021-2022 End of Legislative Session Report

The New York State Legislature had another busy year, with CAI having tracked 208 bills as they made their way through Albany. CAI New York Legislative Action Committee remained engaged with lawmakers in both the Assembly and Senate, advocating on behalf of New York's homeowners, managers, and business partners. The New York Legislative Action Committee would like to highlight a few bills which passed, and will impact community associations, condominiums, and cooperative housing:

A 8782/S 7724 Relates to reverse cooperative apartment unit loans for persons sixty-two years of age or older: This bill clarifies existing mortgage loan rules for seniors seeking living in cooperative housing. It not only updates existing language to better match terminology used by the industry, it also establishes a 30 day period for a lender, after learning of a change in living situation, to alert a borrower in writing of their right to cure. The borrower then has 45 days to meet the cure requirements before the mortgage is terminated.

Signed by Governor Hochul January 24, 2022. Effective immediately.

A 1237/S 1182 Provides for the remote conduct of certain practices and procedures relating to board meetings for condominiums: This bill makes permanent the current rules governing an association's right to hold remote meetings and conduct votes remotely that were adopted back in 2020 in response to Executive Order 202, which declared the beginning of a State of Emergency for New York due to the COVID-19 Pandemic. The current rules were previously set to expire on December 31, 2021.

Signed by Governor Hochul November 8, 2021. Effective immediately.

A 1993/S 2997 Relates to the installation or use of solar power systems within a homeowners' association: This bill prohibits homeowners associations from adopting rules which would effectively prohibit the installation of solar panels on the roofs of private homes, including inhibiting its functioning or increasing installation and maintenance costs by over 10%. The association can adopt rules prohibiting their installation on common property. Should the association wish to reject a solar panel application, it must provide a detailed explanation in writing with the exact basis for the rejection.

Signed by Governor Cuomo August 2, 2021. Effective August 18, 2021.

A 7434/S 6350 Relates to wages and supplements for building service employees employed at certain properties held in the cooperative or condominium form of ownership receiving a tax abatement: This bill applies to properties New York City with an average unit assessed value up to \$60,000, or of 30 units or less with an average unit value assessed at between \$60,000-\$100,000, or



which has sent a certified affidavit to the Comptroller of the City of New York stating that building service employees will be paid prevailing wage for the duration of the property's tax abatement. Applicable properties must pay wage and supplemental benefits at a prevailing wage rate as determined by the Comptroller of the City of New York, and the Comptroller has the authority to conduct a hearing to determine wages owed.

Signed by Governor Hochul September 6, 2021. Effective immediately.

In addition to the above New York State bills, there is also a bill out of New York City which members should be aware of:

Int 0600-2022 A Local Law to amend the administrative code of the city of New York, in relation to a rebate against real property taxes for certain owners of real property: This bill implements a previously passed authorizing act from Albany which allows New York City to establish a new property tax rebate program for residents living either in a condominium or cooperative housing. The unit must be owner-occupied, and it must be the primary residence. For a household to be eligible for the program, the combined household income cannot exceed \$250,000, and the rebate value would be either for the property's annual tax liability or \$150, whichever is lower. Additionally, households which are already recipients of STAR tax credits are ineligible for the rebate established by this bill. The Commissioner of Finance is responsible for implementing the rebate program.

Signed by Mayor Adams August 24, 2022. Effective Immediately.

Your Assistance is Needed

To help fund CAI advocacy activities in 2022 and beyond, donations are vital to our continued successes. We encourage donations from New York community associations and individuals. Please visit www.caionline.org/lacdonate/ and donate to CAI's New York Legislative Action Committee to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador, and help shape legislation in your state!

New York Contact Information

- Visit <https://www.caionline.org/Advocacy/LAC/NY/Pages/default.aspx>



- Contact CAI's Government and Public Affairs Team at government@caionline.org
- To find the chapter nearest you, please call (888) 224-4321.