

# 2024 Legislative Session Report



## 2024 CAI New York End of Legislative Session Report

Community Associations Institute (CAI) New York Legislative Action Committee (LAC) spent the 2024 half of the 2023-2024 legislative session advocating on behalf of the [approximately 3,648,000 New Yorkers living in 1,400,000 homes in more than 14,170 community associations across the Empire State](#). New York's state legislature began on January 3 and adjourned on June 6, 2024. The LAC tracked a total of 361 bills introduced during the 2023-2024 Legislative Session. Below are highlights from the 2024 half of the New York State Legislature:

### **S 9027 Requires the installation and maintenance of outdoor lithium-ion battery charging stations at multiple dwellings**

Requires the installation and maintenance of outdoor lithium-ion battery charging stations at multiple dwellings as part of the state uniform fire prevention and building code; prohibits charging lithium-ion batteries used in powered mobility devices inside of multiple dwellings.

The LAC **opposed** this bill, as it does not align with CAI's [Electric Vehicle Charging Stations Public Policy](#) as it requires the installation of a charging station.

**Status: Successfully DIED in Committee.**

### **S 8972 Enacts the beekeeping rights act**

Prohibits homeowners' associations from adopting or enforcing any rules or regulations that would effectively prohibit, or impose unreasonable limitations on, the installation or use of an apiary. This bill is retroactive.

The LAC had concerns about this bill due to the potential infringement on the authority of community associations to impose rules and regulations, as well as potential liability issues.

**Status: DIED in Committee.**

### **A 9780 Relates to notice to be provided prior to a foreclosure action by a homeowners' association**

Requires notice to be provided ninety days prior to commencement of a foreclosure action by a homeowners' association or condominium board to enforce a lien for unpaid common charges, assessments, fines or fees.

The LAC had concerns about the additional administrative burden presented by this bill, and will be monitoring next year for any reintroduction. Currently, the foreclosure process in New York can take a year or more to be resolved, and adding an additional notice period may drag out this process even further, potentially to the detriment of neighboring homeowners as assessments remain unpaid.

**Status: DIED in Committee.**

#### **S 3320/A 6241 Creates a residential condominium owner bill of rights**

Creates a residential condominium owner's bill of rights that includes the right to transparency, the right to timely decisions, voting rights, the right to notice, and the right against extraordinary expenses. The attorney general's office would be empowered to enforce the provisions of this bill. The requirements under the bill would only apply to condominiums with 3500 or more units.

The LAC monitored this bill.

**Status: DIED in Assembly.**

#### **A 4454/S 305 Prohibits eviction without good cause**

This bill prohibits evictions without good cause, defined as:

- Owing rent, provided it is not the result of an unreasonable rent increase
- Failure to cure violations
- Committing nuisance or damaging the unit
- Illegal occupancy of unit
- Unit being used for illegal purposes
- Refusal of access to landlord
- Landlord seeking to recover the unit in good faith

The LAC had concerns about the bill, as the way it was written it seemed to apply to condominium and cooperative units, not just apartments. The bill's language was later included in the Senate's housing omnibus package, and thanks to efforts by CAI's partners and LAC members, the omnibus language was amended to include an explicit carve out for condominium and cooperative units.

**Status: Successfully DIED in Committee.**

#### **A 6615/S 6242 Creates the office of the cooperative and condominium ombudsperson and authorizes the residential unit fee**

This bill created a condominium and cooperative ombudsman office to be housed within the attorney general's office, and in addition to education programs, the ombudsman would have the power to mediate disputes. The bill also establishes an annual fee of \$6 to be paid by condominium and cooperative associations.

The LAC **opposed** this bill due to its conflict with CAI's [Alternative Dispute Resolution Public Policy](#).

**Status: Successfully DIED in Committee.**

#### **S 663 Requires residential real property managers to be licensed by secretary of state**

This bill requires that community association managers be registered and licensed in New York, and complete an approved training program to be determined by the Secretary.

The LAC **opposed** this bill due to its conflict with CAI's [Community Association Manager Licensing Public Policy](#).

**Status: Successfully DIED in Committee.**

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