



HUDSON GATEWAY ASSOCIATION OF REALTORS®, INC.

2016 Legislative Priorities

1. **NY First Home (First-time home buyer savings account proposal)** A. 4427- (Ramos) Support the first time home buyer savings account program which would put home ownership within reach for more first time buyers.
2. **Mortgage Recording and Transfer Taxes** must not raise the mortgage recording or real estate transfer taxes which will have a negative impact on home buyers.
3. **Increase the Threshold for the Mansion Tax** A. 79 (Buchwald) S.548-(Latimer) Support the attachment of the minimum price threshold at which the Mansion Tax is triggered to the Consumer Price Index.
4. **Transparency and Disclosure in Cooperative Housing** A.1120 (Lavine) A 6705 (Englebright) S. 5644 (Hannon) A. 6395 (Perry) Support the requiring of Co-ops to give reasons in writing to an applicant, and establish reasonable time frames for Co-op Boards to act on applications.
5. **Vested Rights for Property Owners** A.1435 (Paulin) S. 3901 (Murphy) Support legislation that requires municipalities to maintain a consistent set of rules throughout a construction project, except in reasonable instances.
6. **Source of Income** A.3059 (Weprin) A. 6764 (Crespo) S. 151 (Squadron) Oppose legislation which add "Source of Income" as a protected class.
7. **Expanded Agriculture Disclosure Notice** A. 1030 (Gunther) No same as. Oppose legislation to expand current law by requiring sellers of property partially or wholly within five hundred feet of an agricultural district to provide the agriculture disclosure form to prospective buyers.
8. **Scaffold Law Reform** A. 3209 (Morelle) S. 543 (Gallivan) Support legislation that would establish a comparative negligence standard for claims under Labor Law 240 by changing the absolute liability standard in current law.
9. **Sex Offender Disclosure** S. 2079 (Flanagan) No Same as. HGAR opposes legislation to require disclosure of the availability of certain sex offender information upon the sale or lease of residential real property HGAR supports disclosing sex offender information but opposes the legal liability created by these requirements.