



HUDSON GATEWAY ASSOCIATION OF REALTORS® , INC.
PUBLIC POLICY PRIORITIES AGENDA
Westchester, Putnam, Orange, Rockland and Manhattan
Legislators Delegation
Hearing Room A of the LOB
Tuesday May 23rd, 2017, 10:00 A.M.

1. **NY First Home (First-time home buyer savings account proposal): Tony D’Anzica** A. 5616 (Ramos) S. 4058 (Little) 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: Kathleen Milich** Must not raise the mortgage recording or real estate transfer taxes which will have a negative impact on home buyers. HGAR strongly opposes a proposal by New York City Mayor Bill de Blasio and the New York State Legislature to impose a “New York City” real estate transfer tax of an additional 2.5 percent on the sale of properties valued at more than \$2 million. This increase is in addition to the current “mansion tax” which imposes an additional 1 percent tax on the transfer of a home that sells for \$1 million or more. Levying additional taxes on real estate will curb real estate transfers, reduce tax revenues and negatively impact our economy.
3. **Reopening of the STAR Exemption Program: Clayton Livingston** A.5969 (Galef) S. 4733 (Murphy) HGAR and NYSAR supports legislation that would repeal sections of Part A of Chapter 17 of the Laws of 2016 which converted the STAR benefit to a credit instead of an up-front savings for new homeowners. This legislation would sunset the STAR Credit program and replace it with the STAR Exemption program for new homeowners affected by the change.
4. **Transparency and Disclosure in Cooperative Housing: Barry Kramer** A. 7111 (Lavine) S. 4551 (Sanders) S. 2540 (Hannon) A. 3813 (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: John Kope** A.69 (Paulin) Support legislation that requires municipalities to maintain a consistent set of rules throughout a construction project, except in reasonable instances.
6. **Increase the Threshold for the Mansion Tax: Tony D’Anzica** A. 2194 (Buchwald) S.1962 (Latimer) Support the attachment of the minimum price threshold at which the Mansion Tax is triggered to the Consumer Price Index.

7. **Expanding Cease and Desist Zones: Jennifer Mallory** A. 5565 (Weprin) S. 1985(Avella) HGAR strongly opposes legislation which would make the entire borough of Queens a cease and desist zone. This legislation is unnecessary. Since 2011, the Department of State has had little or no reported violations of Cease and Desist zones by real estate licensees. In fact, due to the lack of complaints, the New York State Department of State opted not to renew any of the existing cease and desist zones in New York City after they expired in August of 2014.

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The Hudson Gateway Association of Realtors, Inc. is a not-for-profit trade association representing more than 10,000 real estate professionals doing business in Westchester, Putnam, Rockland, Orange, Manhattan and adjacent counties.