



**HUDSON GATEWAY ASSOCIATION OF REALTORS®, INC.**  
**PUBLIC POLICY PRIORITIES AGENDA**  
**Westchester, Putnam, Orange, Rockland and Manhattan**

1. **NY First Home (First-time home buyer savings account proposal): John Olivero** 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. 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. **Permanent Property Tax Cap S. 1207** Continue to support mandate relief by enacting the let New York work agenda. Extend the property tax cap which has saved 7.6 billion dollars in tax payer dollars according to the Empire Center.
4. **Transparency and Disclosure in Cooperative Housing:** 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:** 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:** A. 2194 (Buchwald) S.1962 Support the attachment of the minimum price threshold at which the Mansion Tax is triggered to the Consumer Price Index.
7. **Wetland Oversight:** A. 6282 (Englebright) S. 1479 HGAR opposes this unnecessary legislation which would increase the state Department of Environmental Conservation’s oversight of wetlands from the current threshold of 12.4 acres or more to wetlands as small as one acre. The DEC already has authority over all wetlands determined to be of “unusual local importance,” and local municipalities have the authority to regulate wetlands. The significant expansion of the state’s regulatory authority, as proposed by this legislation, would create an unnecessary imbalance with significant negative ramifications for homebuyers, developers and the overall economic health of New York State.

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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.*