

2026 New York Legislative Session Report



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Community Associations Institute (CAI) New York Legislative Action Committee (NY LAC) spent the 2026 legislative session advocating on behalf of the [approximately 3,721,000 New Yorkers living in 1,422,700 homes in more than 14,400 community associations across the Empire State.](#)

Legislative Overview

New York's 2026 legislative session began on January 7 and adjourned on June 5, 2026. New York operates on a biennial legislative cycle, meaning that legislation not passed in an odd numbered year is carried over to an even numbered year.

2026 Key Bills of Interest to Community Associations in New York:

Below is a brief overview of highlights from the 2026 New York Legislative Session:

CAI OPPOSED THE BELOW BILLS

CAI LACs oppose legislation at odds with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

[A 10286/S 7745](#) **Creates the cooperative and condominium ombudsperson program and authorizes the residential unit fee**

NY LAC **opposed** this bill, as it does not align with CAI's [Alternative Dispute Resolution Public Policy](#). Instead of state interference with internal association disputes, CAI encourages community association board members to design alternative dispute resolution procedures most appropriate for the community's needs, subject to state law, including any provisions required within the community's governing documents.

This bill would have established a community association ombudsman program for the state of New York with the authority to intervene in disputes. The program would have been administered by the Division of Housing and Community Renewal and would have been funded through a new annual fee of \$6 per unit.

Status: **DIED in Committee.**

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Contact Information – Call CAI at (888) 224-4321 to find the chapter nearest you.

CAI SOUGHT AMENDMENTS TO THE BELOW BILLS

CAI works with legislators to champion legislative amendments to better align the language with CAI's public policy positions on topics impacting the community association industry.

[A 10102/S 9133](#) Enacts the low impact landscaping rights act

While this bill prevents homeowners' associations from adopting or enforcing rules or regulations that would prohibit, or limit the installation of low impact landscaping, associations do retain key oversight authority. This bill allows associations to reject plans to install low impact landscaping that is not located on a homeowner's property, not reasonably maintained by the homeowner, or not designed with respect to health and safety or encroachment on a neighboring property. If associations deny these installations, a detailed description with specific examples for the basis of the rejection must be provided.

NY LAC sought to amend the bill to clarify rules on the application process, and to allow for the preservation of existing rules and regulations on low impact landscaping. Ultimately, this bill was passed without these clarifying amendments.

Status: PASSED, awaiting delivery to Governor. Once signed by Governor, effective 60 days after signature.

CAI MONITORED THE BELOW BILLS

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

[A 9195/S 4466](#) Relates to protecting the display of religious items on dwellings

This bill, carried over from 2025, states that associations cannot prohibit the display of a religious item on an owner's entry door or doorframe, provided that it does not threaten health and safety, is not of an unreasonable size, does not violate applicable laws/building codes, and contains no vulgar language.

Status: PASSED, awaiting delivery to Governor. Once signed by Governor, effective 30 days after signature.

[S 9574/A 10798](#) Relates to the recovery of attorneys fees in the event of certain default judgments where a tenant is a dwelling unit owner or shareholder of a cooperative housing corporation

This bill would have clarified a limited-equity cooperative corporation could be awarded attorneys' fees in the event of a default judgment in an action or summary proceeding against a tenant who is a dwelling unit owner or shareholder of a cooperative housing corporation. The bill would have excluded limited-equity co-ops from recovery.

Status: DIED in Committee

S 8912/A 10283 Relates to increasing transparency of property conditions, finances and repairs in cooperative corporations.

This bill would have required the disclosure of all property inspection reports to owners and municipality; timely disclosure and approval of budgets by shareholders; as well as procedures for bidding and approval of capital repair contracts.

Status: DIED in Committee.

S 7541/A 8337 Requires disclosure of all property condition reports obtained by or provided to an association to prospective purchasers.

This bill, carried over from 2025, would have required associations keep on file all inspection reports conducted to satisfy legal requirements or to plan a capital repair program, as well as reports submitted by consultants to individual owners. Reports would have been provided to any prospective purchaser who signed a purchase contract for a unit.

Status: DIED in Committee.

A 8945 Requires associations to conduct reserve studies and to establish a reserve fund based on the results.

This bill, carried over from 2025, would have required condominium and cooperative housing associations to complete capital reserve studies, including a thirty-year funding plan. The bill specified several elements that must have been included in the study, including reserve fund balances, anticipated income/expenses, physical status of common elements, and a reasonable estimate of the cost of future reserves. It also would have required the study be filed with the state comptroller.

Status: DIED in Committee.

Get Involved in CAI's New York Advocacy Work through Your Local Chapter!

In addition to strong and effective advocacy work in Albany, CAI's New York chapters provide information, resources, education programs and best practices designed to help you and your communities throughout New York thrive.

Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open up a world of opportunities for professional growth, networking and industry knowledge.

Find your local chapter at <https://www.caionline.org/find-a-chapter/>.

<p>Track NY Legislation CAI tracks legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here.</p>	<p>CAI NY Legislative Resources and Contact Information CAI New York Legislative Action Committee - (888) 224-4321 CAI Hudson Valley Chapter - (609) 655-2000 CAI Long Island Chapter - (631) 882-8683 CAI Western New York Chapter - (585) 505-2252</p>
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CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in New York. [Learn More & Donate Today](#) by Selecting "New York."

Register for CAI's 2026 Congressional Advocacy Summit - Sept. 24 in Washington, D.C.

This exclusive members-only event brings together industry leaders and advocates to engage directly with members of Congress and their staff. As the premier advocacy event of the year for the community association housing model, CAI's Advocacy Summit offers a unique opportunity to meet face-to-face with federal lawmakers and help shape public policy impacting the industry.

[Learn More and Register](#)

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Public Policy Positions



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Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so sign up now to make your mark!



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