



2025 CAI New York Legislative Session Report

Community Associations Institute (CAI) New York Legislative Action Committee (NY LAC) spent the 2025 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](#). New York's legislative session began on January 8, and adjourned on June 17, 2025. New York operates on a two-year legislative cycle, and any still active legislation can be revisited in 2026.

Below are highlights from the 2025 New York Legislature:

A 519/S 749 Requires the installation of smoke detectors in residential buildings with common spaces shared between three or more dwelling units

NY LAC **monitored** this bill, due to its impact on association compliance with existing smoke detector installation requirements.

This bill cleans up the smoke detector requirement passed last year. It explicitly requires the installation of smoke detectors in residential buildings with common spaces shared between three or more dwelling units and clarifies that such smoke detectors must be able to be heard in common spaces. Definitions of common spaces are clarified to state hallways, lobbies, stairwells, and other areas accessible to all residents.

Status: PASSED, signed by Governor. Effective December 31, 2025.

S 3761 Requires the installation and maintenance of outdoor lithium-ion battery charging stations at multiple dwellings

NY LAC **opposed** this bill, as it did not align with the intent of CAI's [Conservation, Sustainability and Environmental Issues Public Policy](#).

This bill requires that existing multifamily dwellings install lithium-ion battery charging stations on the property, and carries the requirement forward to new construction.

Status: Carried over into 2026.

S 7432 Relates to restrictions on certain homeowners associations

NY LAC **opposed** this bill, as it did not align with the intent of CAI's [Conservation, Sustainability and Environmental Issues Public Policy](#).

This bill imposes restrictions on the usage of pesticides and outdoor sprinkler systems by homeowners associations. Associations under this bill cannot require owners to use either pesticides or outdoor sprinkler systems.

Status: Carried over into 2026.

A 8337/S 7541 Establishes transparency guidelines for condominiums and cooperative housing units

NY LAC **opposed** this bill, as it did not align with the intent of CAI's [Disclosure Before Sales Public Policy](#).

This bill requires that associations furnish potential buyers with the most recent inspection and engineering reports and permits for the subject property, as well as floor plans. Failure to comply with these requirements allows the Attorney General's office to impose sanctions, voiding the purchase contract.

Status: Successfully DIED in Assembly.

S 7600 Directs condominium and cooperative housing associations to complete capital reserve studies

NY LAC is working on amendment language to better align this bill with the recommendations of CAI's [Reserve Study and Funding Public Policy](#), and to exempt New York City, recognizing the robust inspection system and existing funding requirements that are codified in the jurisdiction.

As introduced, this bill requires that associations complete capital reserve studies, including a thirty-year funding plan. Reserve studies must be completed by a licensed engineer or reserve specialist, and must be reviewed on an annual basis. Any deficiencies in funding must be corrected by the association within three years, and the Attorney General's office has the right to audit funding plans and compel associations to comply with funding requirements. Associations with less than \$25,000 in total common assets are exempt from the bill, and any association that has not conducted a reserve study within the previous five years must complete a study within one year of the bill's passage.

Status: Carried over into 2026.

A 1820/S 3178 Requires the modification of restrictive covenants prior to the sale of real property

While NY LAC **supported** this bill's concept per CAI's [Amendment Process to Remove Discriminatory Restrictive Covenants Public Policy](#), there were concerns that it did not give enough clarity in establishing an efficient expedited process for associations to comply with the bill's requirements.

This bill, in addition to requiring the removal of discriminatory restrictive covenants in deeds during a real estate transaction, also requires that community association boards, within one year of the bill's enactment, identify and remove discriminatory restrictive covenant language from their governing documents. If an owner finds a discriminatory restrictive covenant in governing documents, they may re-record the document in order to strike the language.

Status: PASSED, awaiting signature by Governor. Once signed, effective 180 days after Governor's signature.

A 1890/S 7358 Enacts the low impact landscaping rights act

NY LAC **opposed** this bill, as it did not align with the intent of CAI's [Conservation, Sustainability and Environmental Issues Public Policy](#).

This bill requires that associations allow for the installation of low impact landscaping features on a unit owner's property, including pollinator gardens and rain gardens. The bill does allow for associations to deny low impact landscaping requests if the feature encroaches on common or neighboring properties, or otherwise is not designed to reasonable public safety standards.

Status: Unsuccessfully PASSED, awaiting Governor's signature. Once signed, effective 16 days after.

A 3470/ S 7413 Relates to notice to be provided prior to a foreclosure action by a homeowners' association

NY LAC **opposed** this bill, as the bill has the potential to lengthen an already lengthy and costly foreclosure process for New York associations, and potentially creating additional cost burdens for association homeowners.

This bill institutes a requirement that foreclosure actions be preceded by a notice 90 days prior to initiation of a foreclosure action.

Status: Unsuccessfully PASSED, awaiting Governor's signature. Once signed, effective 16 days after.

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