

4038

2011-2012 Regular Sessions

I N   S E N A T E

March 15, 2011

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Introduced by Sen. SAVINO -- read twice and ordered printed, and when  
printed to be committed to the Committee on Banks

AN ACT to amend the banking law, in relation to the dealings of mortgage  
brokers and home improvement contractors

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEM-  
BLY, DO ENACT AS FOLLOWS:

1     Section 1. The banking law is amended by adding a new section 595-c to  
2     read as follows:  
3     S 595-C. REGULATION OF DEALINGS OF MORTGAGE BROKERS AND HOME IMPROVE-  
4     MENT CONTRACTORS. 1. A HOME IMPROVEMENT CONTRACTOR SHALL NOT REPRESENT A  
5     MORTGAGE BROKER WHILE SOLICITING HOME IMPROVEMENT CONTRACTS. THE STAFF  
6     OF A HOME IMPROVEMENT CONTRACTOR SHALL NOT ACT ON BEHALF OF A MORTGAGE  
7     BROKER IN ANY TRANSACTION.  
8     2. A MORTGAGE BROKER SHALL NOT PAY A HOME IMPROVEMENT CONTRACTOR  
9     DIRECTLY UNLESS THEY PERFORM THEIR OWN INSPECTION OF THE COMPLETED WORK.  
10    3. FOR THE PURPOSE OF THIS SECTION, "HOME IMPROVEMENT CONTRACTOR"  
11    MEANS A PERSON, FIRM OR CORPORATION WHICH OWNS OR OPERATES A HOME  
12    IMPROVEMENT BUSINESS OR WHO UNDERTAKES, OFFERS TO UNDERTAKE OR AGREES TO  
13    PERFORM ANY HOME IMPROVEMENT FOR A FEE AND FOR WHOM THE TOTAL CASH PRICE  
14    OF ALL OF HIS HOME IMPROVEMENT CONTRACTS WITH ALL HIS CUSTOMERS EXCEEDS  
15    ONE THOUSAND FIVE HUNDRED DOLLARS DURING ANY PERIOD OF TWELVE CONSEC-  
16    UTIVE MONTHS. HOME IMPROVEMENT CONTRACTOR DOES NOT INCLUDE A PERSON,  
17    FIRM, CORPORATION, LANDLORD, COOPERATIVE CORPORATION, CONDOMINIUM BOARD  
18    OF MANAGERS, JOINT TENANT OR CO-TENANT THAT OWNS, IN WHOLE OR IN PART,  
19    THE PROPERTY TO BE IMPROVED.  
20    S 2. This act shall take effect on the ninetieth day after it shall  
21    have become a law.

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

LBD04664-01-1