

STATE OF NEW YORK

1165

2021-2022 Regular Sessions

IN SENATE

January 7, 2021

Introduced by Sen. KAMINSKY -- read twice and ordered printed, and when printed to be committed to the Committee on Consumer Protection

AN ACT to amend the general business law, the penal law, the general municipal law and the executive law, in relation to the registration of home improvement contractors

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. This act shall be known and may be cited as the "home
2 improvement fraud prevention act".

3 § 2. Subdivision 7 of section 770 of the general business law, as
4 added by chapter 32 of the laws of 1989, is amended to read as follows:

5 7. "Custom home" means a new single family residence or a two family
6 dwelling designed for and occupied exclusively by two families living
7 separately to be constructed on premises owned of record by the purchas-
8 er at the time of contract, provided that such residence is intended for
9 residential occupancy by such purchaser [~~and the contract of sale is~~
10 ~~entered into on or after the first day of March, nineteen hundred nine-~~
11 ~~ty~~].

12 § 3. Paragraph (a) of subdivision 1 of section 771 of the general
13 business law, as added by chapter 421 of the laws of 1987, is amended to
14 read as follows:

15 (a) The name, address, telephone number, registration number from the
16 department of state, and license number, if applicable, of the contrac-
17 tor.

18 § 4. Section 771-a of the general business law, as added by chapter
19 626 of the laws of 2002, is amended to read as follows:

20 § 771-a. Responsibilities of home improvement contractors. No home
21 improvement contractor shall engage in any activity, transaction, or
22 course of business or pay or receive any fee, payment, money, or other
23 thing of value in connection with the financing of a home improvement
24 contract without fully disclosing such activity, transaction, or course

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

LBD01158-01-1

1 of business and any fees, payment, or other thing of value paid or to be
2 paid in connection therewith, ~~and~~ without having obtained the agree-
3 ment in writing from all parties to the transaction to such activity and
4 the payment therefor, and without obtaining a certificate of registra-
5 tion from the department of state.

6 § 5. The general business law is amended by adding five new sections
7 771-c, 771-d, 771-e, 771-f and 771-g to read as follows:

8 § 771-c. Responsibilities of home improvement contractors to obtain
9 certificates of registration. 1. It shall be unlawful for a person to
10 solicit, canvass, sell, perform, or obtain a home improvement contract
11 as a contractor from an owner without first obtaining a certificate of
12 registration issued by the secretary under the provisions of this arti-
13 cle.

14 2. Any person desiring to be a home improvement contractor in this
15 state shall be registered biennially pursuant to this article. Such
16 person shall file with the secretary of state an application to be
17 registered as a home improvement contractor. The department of state
18 shall examine each application and issue a certificate of registration
19 if the following criteria are satisfied:

20 (a) the applicant is eighteen years of age or older;

21 (b) the applicant is of good moral character as determined by the
22 secretary. In consideration of good moral character, the secretary may
23 consider whether the applicant has: (i) been convicted of a crime that,
24 in this state, is considered to be a crime involving moral turpitude or
25 is a felony; (ii) been found guilty of fraud or deceit in the practice
26 of home improvement; (iii) made a materially false, misleading, decep-
27 tive or fraudulent representation in the application or as a home
28 improvement contractor in any county or state; (iv) a history of consum-
29 er complaints reasonably related to failure to complete their work as a
30 home improvement contractor in any state; and (v) had a registration or
31 licensure as a home improvement contractor, or substantially equivalent
32 registration or licensure, suspended, revoked or denied, or been refused
33 renewal of registration or licensure as a home improvement contractor,
34 in any county or state;

35 (c) in the case of a person either registered or licensed as a home
36 improvement contractor pursuant to a local law, the applicant shall
37 forward such registration or license to the secretary together with any
38 additional information required by the department of state. After
39 review of the registration or license, the secretary shall issue a
40 registration to such applicant. The fee for such registration shall be
41 fifteen dollars, which may be passed on to the registered or licensed
42 home improvement contractor, and shall be paid to the department of
43 state by the municipality which issued the registration or license to
44 such person; and

45 (d) the applicant has paid the appropriate fees according to the
46 provisions of this section.

47 3. An application for a certificate of registration as a home improve-
48 ment contractor shall be filed with the secretary in such form and
49 detail as the secretary shall prescribe, duly signed, and verified,
50 setting forth:

51 (a) the address of the business;

52 (b) the name and address of the owner or partner and if a corporation,
53 trade group or association, the names and addresses of the directors and
54 principal officers;

55 (c) the telephone number of the business;

1 (d) proof of workers' compensation insurance, disability benefit
2 coverage and liability and property damage insurance in an amount to be
3 set by the home improvement contract board; and

4 (e) any further information deemed necessary and prescribed by rule or
5 regulation by the secretary, except as otherwise provided herein.

6 4. A certificate of registration shall expire two years from the date
7 issued by the secretary and the fee for a certificate of registration
8 shall be three hundred dollars, except as provided in paragraph (c) of
9 subdivision two of this section.

10 § 771-d. Suspension, revocation or refusal to renew registration. 1.
11 The secretary may suspend, revoke or refuse to renew a registration for
12 substantial violations of any of the provisions of this article or for
13 any conduct that would have justified denial of a registration under
14 paragraph (b) of subdivision two of section seven hundred seventy-one-c
15 of this article.

16 2. The secretary may deny, suspend, revoke or refuse to renew a
17 certificate of registration only after proper notice and an opportunity
18 for a hearing as provided pursuant to the provisions of the state admin-
19 istrative procedure act.

20 § 771-e. State home improvement contractor board. 1. There is hereby
21 established within the department of state a state home improvement
22 contractor board which shall consist of the secretary of state, super-
23 intendent of financial services, and thirteen additional members. At
24 least five members shall be home improvement contractors, at least two
25 of whom shall have more than fifty percent of their business volume
26 requiring the issuance of building permits, each of whom, at the time of
27 appointment, shall be licensed and qualified as a home improvement
28 contractor under the laws of New York state and shall have been engaged
29 in the home improvement business in this state for a period of not less
30 than ten years prior to appointment. The remaining members shall be
31 "public members" who shall not be home improvement contractors.

32 2. The thirteen members shall be appointed as follows: seven members
33 shall be appointed by the governor, three of whom shall be home improve-
34 ment contractors and four of whom shall be public members; two members
35 shall be appointed by the temporary president of the senate, one of whom
36 shall be a home improvement contractor and one of whom shall be a public
37 member; two members shall be appointed by the speaker of the assembly,
38 one of whom shall be a home improvement contractor and one of whom shall
39 be a public member; one member shall be appointed by the minority leader
40 of the senate, who shall be either a home improvement contractor or a
41 public member; and one member shall be appointed by the minority leader
42 of the assembly, who shall be either a home improvement contractor or a
43 public member.

44 3. Each appointed member shall serve for a term of two years; at any
45 point during such term the appointed member may be removed by the person
46 who appointed such member. In the event that any members shall die or
47 resign during the term of office, a successor shall be appointed in the
48 same way and with the same qualifications as set forth above. A member
49 may be reappointed for successive terms but no member shall serve more
50 than ten years in his or her lifetime.

51 4. A majority of members currently serving on the board shall be
52 required in order to pass any resolution or to approve any matter before
53 the board. The secretary of state shall be the chairperson of the board.
54 The vice-chairperson and a secretary shall be elected from among the
55 members. A board member who fails to attend three consecutive meetings
56 shall forfeit his or her seat unless the secretary of state, upon writ-

1 ten request from the member, finds that the member should have been
2 excused from a meeting because of illness or death of a family member.

3 5. Members of the board shall receive no compensation other than
4 reimbursement for actual and necessary expenses.

5 6. The board shall meet no fewer than three times per year and at the
6 call of the secretary of state or a majority of the board. In addition
7 to regularly scheduled meetings of the board, there shall be at least
8 one public hearing each year in New York City and one public hearing
9 each year in Albany. At least fifteen days prior to the holding of any
10 public hearing pursuant to this subdivision, the board shall give public
11 notice of the hearing in a newspaper of general circulation in each area
12 where the public meeting is to be held. The purpose of these hearings
13 shall be to solicit from members of the public, suggestions, comments,
14 and observations about home improvement contractor regulation in New
15 York state.

16 § 771-f. Powers and duties of the state home improvement contractor
17 board. 1. The state home improvement contractor board shall have the
18 authority to prescribe the content for courses of study for the examina-
19 tion and education of persons registered under this article. The board
20 shall advise the secretary of state on policies governing the adminis-
21 tration of examinations pursuant to this article.

22 2. The board shall establish the rules and regulations governing the
23 approval by the secretary of state of providers to offer or conduct
24 courses required either for registration under this article or for the
25 satisfaction of the continuing education requirements. For purposes of
26 this section, a "provider" means a national, state or local trade asso-
27 ciation of homebuilders and/or remodelers or other relevant training
28 providers as approved by the board.

29 3. The board shall set the amount of workers' compensation and liabil-
30 ity and property insurance to be maintained by each specific type of
31 home improvement contractor based on their specific category of work.
32 Any workers' compensation insurance coverage rate shall be set in
33 compliance with any obligations imposed by the workers' compensation law
34 and the insurance law.

35 4. The board shall be authorized to develop a public education and
36 outreach campaign via written materials, brochures and the internet to
37 inform the general public of the home improvement fraud prevention act,
38 subject to approval by the secretary of state.

39 5. The board shall advise and assist the secretary of state in carry-
40 ing out the provisions and purposes of this article and make recommenda-
41 tions concerning the programs and activities of the department in
42 connection with the enforcement of this article.

43 6. The department of state shall have the power and duty to administer
44 and enforce the laws and regulations of the state relating to those
45 activities involving home improvement contractors for which registration
46 is required under this article and to instruct and require its agents to
47 refer prosecutions for unauthorized and unlawful practice.

48 § 771-g. Continuing education. 1. As a prerequisite to recertification
49 or renewal of a home improvement contractor registration in the case of
50 any contractor who applies for one or more building permits, a home
51 improvement contractor as previously described shall present evidence
52 satisfactory to the department of having met the continuing education
53 requirements approved by the home improvement contractor board pursuant
54 to this article.

55 2. The basic continuing education requirement for recertification or
56 renewal of a license shall be the completion by the applicant, during

1 the immediately preceding term of registration, of not less than ten
2 classroom hours of instruction in courses or seminars which have
3 received the approval of the home improvement contractor board. Computer
4 based courses may be approved by the board so long as providers demon-
5 strate the ability to monitor and verify participation by the home
6 improvement contractor for the specified time periods.

7 3. A registration as a home improvement contractor who applies for one
8 or more building permits that has been revoked as a result of discipli-
9 nary action by the department shall not be reinstated unless the appli-
10 cant presents evidence of completion of the continuing education
11 required by this article.

12 § 6. Section 772 of the general business law, as added by chapter 421
13 of the laws of 1987, is amended to read as follows:

14 § 772. Penalty for fraud. 1. Any owner who is induced to contract for
15 a home improvement, in reliance on false or fraudulent written represen-
16 tations or false written statements, may sue and recover from such
17 contractor a penalty of [~~five hundred~~] one thousand dollars plus reason-
18 able attorney's fees, in addition to any damages sustained by the owner
19 by reason of such statements or representations. In addition, if the
20 court finds that the suit by the owner was without arguable legal merit,
21 it may award reasonable attorney's fees to the contractor.

22 2. Nothing in this article shall impair, limit, or reduce the statuto-
23 ry, common law or contractual duties or liability of any contractor.

24 § 7. Paragraph (d) of subdivision 2 of section 155.05 of the penal law
25 is amended to read as follows:

26 (d) By false promise.

27 (i) A person obtains property by false promise when, pursuant to a
28 scheme to defraud, he obtains property of another by means of a repre-
29 sentation, express or implied, that he or a third person will in the
30 future engage in particular conduct, and when he does not intend to
31 engage in such conduct or, as the case may be, does not believe that the
32 third person intends to engage in such conduct.

33 In any prosecution for larceny based upon a false promise, the defend-
34 ant's intention or belief that the promise would not be performed may
35 not be established by or inferred from the fact alone that such promise
36 was not performed. Such a finding may be based only upon evidence estab-
37 lishing that the facts and circumstances of the case are wholly consist-
38 ent with guilty intent or belief and wholly inconsistent with innocent
39 intent or belief, and excluding to a moral certainty every hypothesis
40 except that of the defendant's intention or belief that the promise
41 would not be performed;

42 (ii) Subparagraph (i) of this paragraph shall not apply to any prose-
43 cution involving a disaster relief victim. A disaster relief victim
44 shall mean a person who has suffered harm, property damage, or economic
45 loss related to relief efforts for a disaster as defined in section
46 twenty of the executive law.

47 § 8. Section 125 of the general municipal law, as added by chapter
48 439 of the laws of 1998, is amended to read as follows:

49 § 125. Issuance of building permits. No city, town or village shall
50 issue a building permit without obtaining from the permit applicant
51 either:

52 1. proof [~~duly subscribed that workers' compensation insurance and~~
53 ~~disability benefits coverage issued by an insurance carrier in a form~~
54 ~~satisfactory to the chair of the workers' compensation board as provided~~
55 ~~for in section fifty seven of the workers' compensation law is effec-~~
56 ~~tive] of a valid registration pursuant to article thirty-six-A of the~~

1 general business law so long as such registration requires proof of
2 workers' compensation insurance and disability coverage, and proof of
3 liability and property damage insurance; or

4 2. an affidavit that such permit applicant has not engaged and does
5 not intend to engage an employer or any employees as those terms are
6 defined in section two of the workers' compensation law to perform any
7 work relating to such building permit.

8 § 9. The executive law is amended by adding a new section 99-a to read
9 as follows:

10 § 99-a. Central state registry of home improvement contractors. 1.
11 The department shall collect information from municipalities which
12 register and/or license home improvement contractors and also directly
13 from home improvement contractors, a registry of all home improvement
14 contractors and applicants for registration cards in the state. Such
15 registry shall include but not be limited to, with respect to each home
16 improvement contractor or applicant as the case may be, their name,
17 address, date of birth, telephone number, email address, and registra-
18 tion and/or license number if applicable, whether the foregoing has been
19 issued, denied, suspended or revoked or has expired, and such other
20 information as may in the discretion of the secretary be appropriate.

21 2. Any municipality which licenses or registers home improvement
22 contractors shall provide such information as requested by the depart-
23 ment of state for purposes of this section.

24 § 10. This act shall take effect one year after it shall have become
25 a law. Effective immediately, the addition, amendment, and/or repeal of
26 any rule or regulation necessary for the implementation of this act on
27 its effective date are authorized to be made and completed on or before
28 such effective date.