STATE OF NEW YORK

8766

IN SENATE

January 8, 2026

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

AN ACT to amend the general business law, in relation to prohibiting unfair residential real estate service agreements

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

Section 1. Subparagraphs (vii) and (viii) of paragraph (b) of subdivision 6 of section 778-aaa of the general business law, as added by a chapter of the laws of 2025 amending the general business law relating to prohibiting unfair residential real estate service agreements, as proposed in legislative bills numbers S. 6361-B and A. 5886-C, are amended and a new subparagraph (ix) is added to read as follows:

(vii) security agreement under the uniform commercial code relating to the sale or rental of personal property or fixtures; [~~or~~]

(viii) contract with a water, sewer, electrical, telephone, cable, or other regulated utility service provider[~~.~~]**; or**

(ix) contract, restrictive declaration, regulatory agreement or other instrument, which is mandated by a governmental entity or to which a governmental entity is a party.

§ 2. This act shall take effect on the same date and in the same manner as a chapter of the laws of 2025 amending the general business law relating to prohibiting unfair residential real estate service agreements, as proposed in legislative bills numbers S. 6361-B and A. 5886-C, takes effect.

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

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