

10324

I N A S S E M B L Y

March 18, 2010

Introduced by M. of A. KAVANAGH -- read once and referred to the Committee on Election Law

AN ACT to amend the real property law, in relation to providing purchasers and sellers of residential real property and cooperative apartments with voter registration forms at closing

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

- 1 Section 1. The real property law is amended by adding a new section
2 262 to read as follows:
3 S 262. VOTER REGISTRATION FORMS. 1. FOR PURPOSES OF THIS SECTION, THE
4 TERM "CLOSING" SHALL MEAN AN IN-PERSON MEETING TO COMPLETE FINAL DOCUMENTS INCIDENT TO THE PURCHASE AND SALE OF RESIDENTIAL REAL PROPERTY AND
5 COOPERATIVE APARTMENTS, AND THE TERM "SETTLEMENT AGENT" SHALL MEAN THE
6 LENDER IN A NON-CASH TRANSACTION, THE TITLE COMPANY IN A CASH TRANSACTION AND THE MANAGING AGENT IN A COOPERATIVE APARTMENT TRANSACTION.
7
8 2. EVERY PURCHASER OR SELLER OF REAL PROPERTY IN ATTENDANCE AT A CLOSING HELD WITHIN THIS STATE SHALL BE PROVIDED WITH ANY FORMS NECESSARY TO
9 COMPLY WITH THE VOTER REGISTRATION REQUIREMENTS SET FORTH IN ARTICLE
10 FIVE OF THE ELECTION LAW. IF SUCH PURCHASER OR SELLER SHALL NOT BE IN
11 ATTENDANCE AT SUCH CLOSING, SUCH FORMS SHALL BE PROVIDED TO THE REPRESENTATIVE OF SUCH PURCHASER OR SELLER.
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13 3. THE PROVISION OF FORMS REQUIRED BY SUBDIVISION TWO OF THIS SECTION
14 SHALL BE MADE BY THE SETTLEMENT AGENT.
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16 4. UPON RECEIPT OF SUCH VOTER REGISTRATION FORMS, SUCH PURCHASER,
17 SELLER OR REPRESENTATIVE SHALL SIGN A DOCUMENT ACKNOWLEDGING RECEIPT OF
18 SUCH FORMS. SUCH DOCUMENT SHALL BE RETAINED BY THE SETTLEMENT AGENT FOR
19 A PERIOD OF ONE YEAR.
20
21 5. EACH COUNTY BOARD OF ELECTIONS IS HEREBY AUTHORIZED AND DIRECTED TO
22 COOPERATE WITH REALTORS AND REALTOR ASSOCIATIONS WITHIN THE COUNTY TO
23 CARRY OUT THE PURPOSES OF THIS SECTION.
24 S 2. This act shall take effect on the thirtieth day after it shall
25 have become a law.

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

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