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I N S E N A T E

March 2, 2016

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

AN ACT to amend the agriculture and markets law and the real property law, in relation to agricultural disclosure requirements for agricultural districts

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

1 Section 1. Subdivision 5 of section 308 of the agriculture and markets  
2 law, as added by chapter 248 of the laws of 2006, is amended to read as  
3 follows:

4 5. The commissioner shall develop and make available to prospective  
5 grantors and purchasers of ANY PARCEL OF real property located partially  
6 or wholly within any agricultural district, OR PARTIALLY OR WHOLLY WITH-  
7 IN FIVE HUNDRED FEET OF THE BOUNDARY OF AN AGRICULTURAL DISTRICT, in  
8 this state and to the general public, practical information related to  
9 the right to farm as set forth in this article including, but not limit-  
10 ed to right to farm disclosure requirements established pursuant to  
11 section three hundred ten of this article and section three hundred  
12 thirty-three-c of the real property law. THE COMMISSIONER SHALL ASSIST  
13 COUNTY GOVERNMENTS TO MAKE AVAILABLE AND ACCESSIBLE, TO THE MAXIMUM  
14 EXTENT PRACTICABLE, INFORMATION INCLUDING BUT NOT LIMITED TO MAPS OF  
15 SUCH AGRICULTURAL DISTRICTS IN A MANNER THAT CAN BE USED TO ASSIST SUCH  
16 GRANTORS AND PURCHASERS TO READILY IDENTIFY PROPERTIES THAT ARE SUBJECT  
17 TO RIGHT TO FARM DISCLOSURE REQUIREMENTS ESTABLISHED PURSUANT TO SECTION  
18 THREE HUNDRED TEN OF THIS ARTICLE AND SECTION THREE HUNDRED  
19 THIRTY-THREE-C OF THE REAL PROPERTY LAW, PROVIDED, HOWEVER, THE COMMIS-  
20 SIONER SHALL NOT BE RESPONSIBLE FOR VERIFYING INDIVIDUAL PARCELS.

21 S 2. Subdivision 1 of section 310 of the agriculture and markets law,  
22 as amended by chapter 248 of the laws of 2006, is amended to read as  
23 follows:

24 1. When any purchase and sale contract is presented for the sale,  
25 purchase, or exchange of A PARCEL OF real property located partially or  
26 wholly within an agricultural district, OR PARTIALLY OR WHOLLY WITHIN  
27 FIVE HUNDRED FEET OF THE BOUNDARY OF AN AGRICULTURAL DISTRICT, estab-

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

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1 lished pursuant to the provisions of this article, the prospective gran-  
2 tor shall present to the prospective grantee a disclosure notice which  
3 states the following:

4 "It is the policy of this state and this community to conserve,  
5 protect and encourage the development and improvement of agricultural  
6 land for the production of food, and other products, and also for its  
7 natural and ecological value. This disclosure notice is to inform  
8 prospective residents that the property they are about to acquire lies  
9 partially or wholly within an agricultural district, OR PARTIALLY OR  
10 WHOLLY WITHIN FIVE HUNDRED FEET OF THE BOUNDARY OF AN AGRICULTURAL  
11 DISTRICT, and that farming activities occur within the district. Such  
12 farming activities may include, but not be limited to, activities that  
13 cause noise, dust and odors. Prospective residents are also informed  
14 that the location of property within an agricultural district OR WITHIN  
15 FIVE HUNDRED FEET OF THE BOUNDARY OF AN AGRICULTURAL DISTRICT may impact  
16 the ability to access water and/or sewer services for such property  
17 under certain circumstances. Prospective purchasers are urged to  
18 contact the New York State Department of Agriculture and Markets to  
19 obtain additional information or clarification regarding their rights  
20 and obligations under article 25-AA of the Agriculture and Markets Law."  
21 IN DETERMINING IF THE PARCEL OF REAL PROPERTY IN THE SALES CONTRACT IS  
22 SUBJECT TO THE PROVISIONS OF THIS SUBDIVISION, SUCH GRANTOR OR SELLER  
23 SHALL ONLY BE REQUIRED TO USE INFORMATION THAT IS READILY AVAILABLE FROM  
24 COUNTY GOVERNMENTS, INCLUDING BUT NOT LIMITED TO MAPS OF PARCELS OF REAL  
25 PROPERTY THAT ARE PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT,  
26 OR PARTIALLY OR WHOLLY WITHIN FIVE HUNDRED FEET OF THE BOUNDARY OF AN  
27 AGRICULTURAL DISTRICT.

28 S 3. Subparagraph 5 of paragraph ii of subdivision 1-e of section 333  
29 of the real property law, as amended by section 1 of part B of chapter  
30 57 of the laws of 2004, is amended to read as follows:

31 (5) a statement indicating whether the parcel is located in an agri-  
32 cultural district OR WITHIN FIVE HUNDRED FEET OF THE BOUNDARY OF AN  
33 AGRICULTURAL DISTRICT and, if so, whether a disclosure notice has been  
34 provided pursuant to section three hundred thirty-three-c of this arti-  
35 cle and section three hundred ten of the agriculture and markets law;

36 S 4. Section 333-c of the real property law, as amended by chapter 411  
37 of the laws of 1998, subdivision 1 as amended by chapter 248 of the laws  
38 of 2006, is amended to read as follows:

39 S 333-c. Lands in agricultural districts; disclosure. 1. When any  
40 purchase and sales contract is presented for the sale, purchase, or  
41 exchange of A PARCEL OF real property located partially or wholly within  
42 an agricultural district, OR PARTIALLY OR WHOLLY WITHIN FIVE HUNDRED  
43 FEET OF THE BOUNDARY OF AN AGRICULTURAL DISTRICT, established pursuant  
44 to the provisions of article twenty-five-AA of the agriculture and  
45 markets law, the prospective grantor shall present to the prospective  
46 grantee a disclosure notice which states the following:

47 "It is the policy of this state and this community to conserve,  
48 protect and encourage the development and improvement of agricultural  
49 land for the production of food, and other products, and also for its  
50 natural and ecological value. This disclosure notice is to inform  
51 prospective residents that the property they are about to acquire lies  
52 partially or wholly within an agricultural district, OR WITHIN FIVE  
53 HUNDRED FEET OF THE BOUNDARY OF AN AGRICULTURAL DISTRICT, and that farm-  
54 ing activities occur within the district. Such farming activities may  
55 include, but not be limited to, activities that cause noise, dust and  
56 odors. Prospective residents are also informed that the location of

1 property within an agricultural district may impact the ability to  
2 access water and/or sewer services for such property under certain  
3 circumstances. Prospective purchasers are urged to contact the New York  
4 State Department of Agriculture and Markets to obtain additional infor-  
5 mation or clarification regarding their rights and obligations under  
6 article 25-AA of the Agriculture and Markets Law."

7 2. IN DETERMINING IF THE PARCEL OF REAL PROPERTY IN THE SALES CONTRACT  
8 IS SUBJECT TO THE PROVISIONS OF THIS SUBDIVISION, SUCH GRANTOR OR SELLER  
9 SHALL ONLY BE REQUIRED TO USE INFORMATION THAT IS READILY AVAILABLE FROM  
10 COUNTY GOVERNMENTS, INCLUDING BUT NOT LIMITED TO MAPS OF PARCELS OF REAL  
11 PROPERTY THAT ARE PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT,  
12 OR PARTIALLY OR WHOLLY WITHIN FIVE HUNDRED FEET OF THE BOUNDARY OF AN  
13 AGRICULTURAL DISTRICT.

14 3. Such disclosure notice shall be signed by the prospective grantor  
15 and grantee prior to the sale, purchase or exchange of such real proper-  
16 ty.

17 [3.] 4. Failure of the seller to provide such information to the buyer  
18 shall not prevent the recording officer from filing such deed.

19 S 5. This act shall take effect immediately.