STATE OF NEW YORK

7278

2021-2022 Regular Sessions

IN SENATE

July 7, 2021

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

AN ACT to amend the real property law, in relation to requiring condominium by-laws to allow for the conduct of unit owner meetings via electronic means

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

Section 1. Paragraph (b) of subdivision 1 of section 339-v of the real property law, as added by chapter 82 of the laws of 1964, is amended to read as follows:

(b) [~~Method~~] **Methods** of calling meetings of the unit owners; what percentage of the unit owners, if other than a majority, shall constitute a quorum; and what percentage shall, consistent with the provisions of this act, be necessary to adopt decisions binding on all unit owners. **Meetings of unit owners may be held at such place, within or without this state, as may be fixed by or under the by-laws, or if not so fixed, as determined by the board of managers. If, pursuant to this paragraph or the by-laws, the board of managers is authorized to determine the place of a meeting of unit owners, the board of managers may, in its sole discretion, determine that the meeting be held solely by means of electronic communication, the platform/service of which shall be the place of the meeting for purposes of this article.**

§ 2. This act shall take effect immediately.

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

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