

# STATE OF NEW YORK

2157--A

Cal. No. 232

2021-2022 Regular Sessions

## IN SENATE

January 20, 2021

Introduced by Sens. THOMAS, KAPLAN, KAVANAGH -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary -- reported favorably from said committee and committed to the Committee on Rules -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property law, in relation to associate real estate brokers acting as office managers

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

1 Section 1. Subdivision 6 of section 440 of the real property law, as  
2 added by chapter 183 of the laws of 2006, is amended to read as follows:

3 6. "Office manager" means a licensed associate real estate broker who  
4 shall by choice elect to work as an office manager under the name and  
5 supervision of another individual broker or another broker who is  
6 licensed under a partnership, trade name, limited liability company or  
7 corporation. An associate real estate broker shall be required to have  
8 been active as a licensed associate broker for at least two of the four  
9 years preceding appointment as an office manager. Such individual shall  
10 retain his or her license as a real estate broker as provided for in  
11 this article and shall be required to exercise the same duty of super-  
12 vision over salesmen and associate brokers as a licensed real estate  
13 broker; provided, however, that the practice of real estate sales and  
14 brokerage by such individual as an associate broker shall be governed  
15 exclusively by the provisions of this article as they pertain to real  
16 estate salesmen. Nothing contained in this subdivision shall preclude an  
17 individual who is licensed as an associate broker who elects to work as  
18 an office manager from also retaining a separate real estate broker's  
19 license under an individual, partnership, trade name, limited liability  
20 company or corporation.

21 § 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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