

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:

- 1 Section 1. Paragraph (b) of subdivision 1 of section 339-v of the real
2 property law, as added by chapter 82 of the laws of 1964, is amended to
3 read as follows:
4 (b) [~~Method~~] Methods of calling meetings of the unit owners; what
5 percentage of the unit owners, if other than a majority, shall consti-
6 tute a quorum; and what percentage shall, consistent with the provisions
7 of this act, be necessary to adopt decisions binding on all unit owners.
8 Meetings of unit owners may be held at such place, within or without
9 this state, as may be fixed by or under the by-laws, or if not so fixed,
10 as determined by the board of managers. If, pursuant to this paragraph
11 or the by-laws, the board of managers is authorized to determine the
12 place of a meeting of unit owners, the board of managers may, in its
13 sole discretion, determine that the meeting be held solely by means of
14 electronic communication, the platform/service of which shall be the
15 place of the meeting for purposes of this article.
16 § 2. This act shall take effect immediately.

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

LBD11858-02-1