STATE OF NEW YORK

7278--B

Cal. No. 451

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 -- recommitted to the Committee on Judiciary in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to amend the real property law, in relation to authorizing the board of managers of a condominium to allow unit owner meetings to be conducted 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~~] **section**, be necessary to adopt decisions binding on all unit owners. **Meetings of unit owners may be held at such physical place as may be fixed by or under the by-laws, or if not so fixed, as determined by the board of managers. Provided, however, that the board of managers may, in its sole discretion, determine that the meeting be held solely or partially by means of electronic communication, the platform/service of which shall be the place of the meeting for purposes of this article. Nothing contained in this paragraph shall prohibit a board of managers from holding a meeting at a physical place and allowing unit owners the option of attending such meeting either at such physical place or by means of electronic communication.**

§ 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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