

STATE OF NEW YORK

945

2021-2022 Regular Sessions

IN SENATE

(Prefiled)

January 6, 2021

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

AN ACT to amend the real property law and the state finance law, in relation to allocating fines to the anti-discrimination in housing fund

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

1 Section 1. Paragraph (a) of subdivision 1 of section 441-c of the real
2 property law, as amended by chapter 131 of the laws of 2020, is amended
3 to read as follows:

4 (a) The department of state may revoke the license of a real estate
5 broker or salesman or suspend the same, for such period as the depart-
6 ment may deem proper, or in lieu thereof may impose a fine not exceeding
7 [~~one~~] two thousand dollars payable to the department of state, twenty-
8 five percent of all moneys received by the department of state shall be
9 payable to the county human rights commission, or in the case of a coun-
10 ty wholly contained within a city, the city human rights commission, in
11 the county where the violation occurred and twenty-five percent of all
12 moneys received by the department of state shall be payable to the anti-
13 discrimination in housing fund established pursuant to section eighty-a
14 of the state finance law, or a reprimand upon conviction of the licensee
15 of a violation of any provision of this article, or for a material
16 misstatement in the application for such license, or if such licensee
17 has been guilty of fraud or fraudulent practices, or for dishonest or
18 misleading advertising, or has demonstrated untrustworthiness or incom-
19 petency to act as a real estate broker or salesman, or for a violation
20 of article fifteen of the executive law committed in his or her capacity
21 as a real estate broker or salesman, as the case may be. **Provided**
22 however, if the county where the violation occurred does not have a
23 county human rights commission, then the portion of monies that would

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

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1 have been payable to the county human rights commission shall instead be
2 deposited in the anti-discrimination in housing fund established pursu-
3 ant to section eighty-a of the state finance law. Provided further,
4 that in the event that the jurisdiction where the violation occurred, as
5 determined by the department of state, has both a county human rights
6 commission and a city, town or village human rights commission, the
7 portion of money due to the county human rights commission shall be
8 split equally between the county and city, town or village commission.

9 In the case of a real estate broker engaged in the business of a tenant
10 relocater, untrustworthiness or incompetency shall include engaging in
11 any course of conduct including, but not limited to, the interruption or
12 discontinuance of essential building service, that interferes with or
13 disturbs the peace, comfort, repose and quiet enjoyment of a tenant.

14 § 2. The state finance law is amended by adding a new section 80-a to
15 read as follows:

16 § 80-a. Anti-discrimination in housing fund. 1. There is hereby estab-
17 lished in the custody of the state comptroller a special fund to be
18 known as the "anti-discrimination in housing fund".

19 2. The anti-discrimination in housing fund shall consist of moneys
20 appropriated thereto, funds transferred from any other fund or sources,
21 and twenty-five percent of all fines and forfeitures collected pursuant
22 to section four hundred forty-one-c of the real property law. Nothing
23 contained in this section shall prevent the state from receiving grants,
24 gifts or bequests for the purposes of the fund as defined in this
25 section and depositing them into the fund according to law.

26 3. The moneys in the anti-discrimination in housing fund shall be kept
27 separate from and shall not be commingled with any other moneys in the
28 custody of the state comptroller. Such moneys shall be made available to
29 the commissioner of the division of human rights to allocate and expend
30 solely for grants for duly applying not-for-profit agencies specializing
31 in the prevention of unlawful discrimination in housing.

32 4. The commissioner of the division of human rights shall establish
33 the application criteria for such not-for-profit agencies for the
34 purposes of the fund as defined in this section.

35 5. The monies shall be payable from the fund on the audit and warrant
36 of the comptroller on vouchers approved and certified by the commission-
37 er of the division of human rights.

38 § 3. This act shall take effect on the sixtieth day after it shall
39 have become a law.