

# STATE OF NEW YORK

945--A

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 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

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

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

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1 however, if the county where the violation occurred does not have a  
2 county human rights commission, then the portion of monies that would  
3 have been payable to the county human rights commission shall instead be  
4 deposited in the anti-discrimination in housing fund established pursu-  
5 ant to section eighty-a of the state finance law. Provided further,  
6 that in the event that the jurisdiction where the violation occurred, as  
7 determined by the department of state, has both a county human rights  
8 commission and a city, town or village human rights commission, the  
9 portion of money due to the county human rights commission shall be  
10 split equally between the county and city, town or village commission.

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

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

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

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

28 3. The moneys in the anti-discrimination in housing fund shall be kept  
29 separate from and shall not be commingled with any other moneys in the  
30 custody of the state comptroller. Such moneys shall be made available to  
31 the department of state, for fair housing testing and allocation of  
32 grants to duly applying not-for-profit agencies specializing in the  
33 prevention of unlawful discrimination in housing.

34 4. The department of state shall establish the application criteria  
35 for such not-for-profit agencies for the purposes of the fund as defined  
36 in this section.

37 5. The monies shall be payable from the fund on the audit and warrant  
38 of the comptroller on vouchers approved and certified by the secretary  
39 of state.

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