# STATE OF NEW YORK

4139

2025-2026 Regular Sessions

# IN ASSEMBLY

January 31, 2025

Introduced by M. of A. SIMON, STECK, LUNSFORD, TAYLOR, REYES, BICHOTTE HERMELYN, DINOWITZ, GIBBS, KIM, TAPIA, COOK -- read once and referred to the Committee on Codes

AN ACT to amend the penal law, in relation to unlawful dealing in real property

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

Section 1. The penal law is amended by adding a new section 190.95 to read as follows:

**§ 190.95 Unlawful dealing in real property.**

**A person is guilty of unlawful dealing in real property when such person uses material governmental information which such person knows or has reason to know is non-public to purchase or sell real property based on an expected change in value of such property relating to such material governmental information. For purposes of this section, "material governmental information" is any material information about the certain awarding or approval of tax incentives, tax abatement, payments in lieu of taxes, bonds, notes, loans, grants, rebates, contracts, land use or environmental decisions, including but not limited to planning and zoning approvals and state environmental quality review act statutes and regulations, by any state or local governmental entity including but not limited to authorities, boards, commissions, industrial development agencies, and regional economic development councils.**

**Unlawful dealing in real property is a class A misdemeanor.**

§ 2. This act shall take effect on the one hundred eightieth day after it shall have become a law.

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

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