

# STATE OF NEW YORK

7432

2025-2026 Regular Sessions

## IN SENATE

April 16, 2025

Introduced by Sens. COONEY, FAHY -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to restrictions on certain activities by homeowners associations

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

1 Section 1. The real property law is amended by adding a new article  
2 9-e to read as follows:

3 ARTICLE 9-E

4 RESTRICTIONS ON CERTAIN ACTIVITIES BY HOMEOWNERS ASSOCIATIONS

5 Section 344-a. Restrictions on the usage of pesticides.

6 344-b. Restrictions on use of outdoor sprinkler systems.

7 § 344-a. Restrictions on the usage of pesticides. A homeowners associ-  
8 ation may not require an owner to apply a pesticide, as such term is  
9 defined in section 33-0101 of the environmental conservation law, and  
10 shall allow any owner to exclude the owner's property from the landscap-  
11 ing activities of the association that include application of a pesti-  
12 cide, except to the extent a pesticide or other pest management practice  
13 is necessary to manage or prevent a pest issue that could harm ecologi-  
14 cal or public health.

15 § 344-b. Restrictions on use of outdoor sprinkler systems. A homeown-  
16 ers association may not require an owner to use any outdoor sprinkler  
17 system.

18 § 2. This act shall take effect on the sixtieth day after it shall  
19 have become a law.

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

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