

STATE OF NEW YORK

9133

IN SENATE

February 5, 2026

Introduced by Sen. MAY -- 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 enacting the "low impact landscaping rights act"

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

1 Section 1. Short title. This act shall be known and may be cited as
2 the "low impact landscaping rights act".

3 § 2. The real property law is amended by adding a new article 9-F to
4 read as follows:

ARTICLE 9-F

LOW IMPACT LANDSCAPING RIGHTS ACT

7 Section 344-aa. Legislative intent.

8 344-bb. Certain covenants, conditions, and restrictions of homeowners'
9 associations prohibited.

10 § 344-aa. Legislative intent. It is in the interest of the state to
11 encourage biodiversity in the natural landscapes across New York. Resi-
12 dential lawns compose a significant portion of localities' landscapes,
13 and the turfgrass monocultures that are typically cultivated on lawns
14 adversely affect biodiversity of flora and fauna. Turfgrass monocultures
15 provide little to no benefit for pollinators and other native wildlife,
16 and require pesticides, herbicides, and large amounts of water to retain
17 the artificial environment. This legislation will ensure that homeowners
18 are not prevented by homeowners' associations from installing and main-
19 taining beneficial low impact landscaping on their property. This act
20 is intended to be consistent with existing state law limiting unreason-
21 able restrictions by homeowners' associations on the installation and
22 use of solar power systems and electric vehicle charging stations, and
23 to extend similar protections to homeowners seeking to install and main-
24 tain beneficial low impact landscaping.

25 § 344-bb. Certain covenants, conditions, and restrictions of homeown-
26 ers' associations prohibited. 1. Definitions. For the purposes of this
27 section:

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

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1 (a) "restriction on use" means any covenant, restriction, or condition
2 contained in:

3 (i) a deed;

4 (ii) a contract;

5 (iii) the by-laws of a homeowners' association;

6 (iv) any rules or regulations adopted by a homeowners' association;

7 (v) a security agreement; or

8 (vi) any other instrument affecting the transfer or sale of, or any
9 interest in, real property.

10 (b) "low impact landscaping" means:

11 (i) pollinator gardens designed to attract and promote the health of
12 pollinator species;

13 (ii) rain gardens designed to collect and retain rain water in the
14 soil and to filter and reduce runoff;

15 (iii) habitat gardens designed to attract and promote the health of
16 native wildlife; or

17 (iv) natural gardening that uses plants native to the state of New
18 York.

19 2. A homeowners' association shall not adopt or enforce any rules or
20 regulations that would effectively prohibit, or impose unreasonable
21 limitations on, the installation or maintenance of low impact landscap-
22 ing. A restriction on use which effectively prohibits the installation
23 or maintenance of low impact landscaping shall be unenforceable and
24 shall be void as contrary to public policy.

25 3. Notwithstanding subdivision two of this section, a homeowners'
26 association may adopt or enforce a restriction on use to prohibit the
27 installation or maintenance of low impact landscaping that is:

28 (a) located on property owned by the homeowners' association or that
29 is located on property owned in common by the members of the homeowners'
30 association;

31 (b) not reasonably maintained by the homeowner; or

32 (c) not designed within reasonable expectations regarding public safe-
33 ty, and regarding encroachment on common space and neighboring proper-
34 ties.

35 4. Any denial of a homeowner's installation of low impact landscaping
36 by a homeowners' association shall include a detailed description of the
37 exact basis for rejection in writing with specific examples of such
38 homeowners' association's concerns, if applicable.

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