

STATE OF NEW YORK

7413

2025-2026 Regular Sessions

IN SENATE

April 15, 2025

Introduced by Sen. KAVANAGH -- 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 real property actions and proceedings law, in relation to the foreclosure of liens for unpaid assessments due to a homeowners' association or condominium board

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

1 Section 1. Section 339-aa of the real property law, as amended by
2 chapter 104 of the laws of 1992, is amended to read as follows:

3 § 339-aa. Lien for common charges; duration; foreclosure. The lien
4 provided for in [~~the immediately preceding~~] section three hundred thir-
5 ty-nine-z of this article shall be effective from and after the filing
6 in the office of the recording officer in which the declaration is filed
7 a verified notice of lien stating the name (if any) and address of the
8 property, the liber and page of record of the declaration, the name of
9 the record owner of the unit, the unit designation, the amount and
10 purpose for which due, and the date when due; and shall continue in
11 effect until all sums secured thereby, with the interest thereon, shall
12 have been fully paid or until expiration six years from the date of
13 filing, whichever occurs sooner. In the event that unpaid common charges
14 are due, any member of the board of managers may file a notice of lien
15 as described herein if no notice of lien has been filed within sixty
16 days after the unpaid charges are due. Upon such payment the unit owner
17 shall be entitled to an instrument duly executed and acknowledged certi-
18 fying to the fact of payment. Such lien may be foreclosed by suit
19 authorized by and brought in the name of the board of managers, acting
20 on behalf of the unit owners, in like manner as a mortgage of real prop-
21 erty pursuant to article thirteen of the real property actions and
22 proceedings law, without the necessity, however, of naming as a party
23 defendant any person solely by reason of his owning a common interest
24 with respect to the property. The board of managers shall be required

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

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1 to provide notice to the unit owner at least ninety days prior to the
2 commencement of a foreclosure proceeding at the property address and any
3 other address of record. Such notice shall be in fourteen-point type and
4 shall inform the owner that the board intends to file an action for
5 foreclosure to enforce the lien and shall state the address of the prop-
6 erty and the specific amount due. In any such foreclosure the unit owner
7 shall be required to pay a reasonable rental for the unit for any period
8 prior to sale pursuant to judgment of foreclosure and sale, if so
9 provided in the by-laws, and the plaintiff in such foreclosure shall be
10 entitled to the appointment of a receiver to collect the same. The board
11 of managers, acting on behalf of the unit owners, shall have power,
12 unless prohibited by the by-laws, to bid in the unit at foreclosure
13 sale, and to acquire and hold, lease, mortgage and convey the same. Suit
14 to recover a money judgment for unpaid common charges shall be maintain-
15 able without foreclosing or waiving the lien securing the same, and
16 foreclosure shall be maintainable notwithstanding the pendency of suit
17 to recover a money judgment.

18 Notwithstanding any other provision of this article, if a municipal
19 corporation acquires title to a unit as a result of tax enforcement
20 proceedings, such municipal corporation shall not be liable for and
21 shall not be subject to suit for recovery of the common charges applica-
22 ble to such unit during the period while title to such unit is held by
23 the municipal corporation or for the payment of any rental for the unit
24 under the provisions of this section, except to the extent of any rent
25 arising from such unit received by such municipal corporation during
26 such period.

27 Except as herein specifically provided, nothing contained herein shall
28 affect or impair or release the unit from the lien for such common
29 charges or impair or diminish the rights of the manager or the board of
30 managers on behalf of the unit owners under this section and section
31 three hundred thirty-nine-z.

32 § 2. The real property actions and proceedings law is amended by
33 adding a new article 20-A to read as follows:

34 ARTICLE 20-A

35 ENFORCEMENT OF LIENS BY A HOMEOWNERS' ASSOCIATION

36 Section 2010. Enforcement of liens by a homeowners' association.

37 § 2010. Enforcement of liens by a homeowners' association. At least
38 ninety days prior to the commencement of a foreclosure action to enforce
39 a lien for unpaid common charges, assessments, fees or fines owed to an
40 incorporated homeowners' association, which is permitted pursuant to the
41 governing documents of such association, the board or other entity
42 representing the association shall provide notice to the owner at the
43 property address and any other address of record, in at least fourteen-
44 point type, that the association intends to file an action for foreclo-
45 sure to enforce the lien and shall state the address of the property and
46 the specific amount due.

47 § 3. This act shall take effect immediately and shall apply to actions
48 commenced on and after such date.