STATE OF NEW YORK

8722

IN SENATE

January 7, 2026

Introduced by Sen. WEIK -- 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 prohibiting the sale or lease of certain types of real property in the state to foreign countries of concern and foreign principals

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

Section 1. The real property law is amended by adding a new article 17 to read as follows:

ARTICLE 17

PROHIBITING THE SALE OF REAL PROPERTY TO FOREIGN COUNTRIES OF CONCERN

Section 530. Definitions.

531. Sale of real property to foreign countries of concern prohibited.

§ 530. Definitions. As used in this article the following terms shall have the following meanings:

1. "Agricultural and forest property" means all real property used for raising, harvesting, and selling crops or for the feeding, breeding, management, raising, sale of, or the production of livestock, or for the growing and sale of timber and forest products.

2. "Critical infrastructure facility" means any of the following:

(a) A chemical manufacturing facility.

(b) A refinery.

(c) A plant or facility producing electric energy no matter how generated or produced.

(d) A water treatment facility or wastewater treatment plant.

(e) A liquid natural gas terminal.

(f) A telecommunications central switching office.

(g) A gas processing plant, including any plant used in the processing, treatment, or fractionation of natural gas.

(h) A seaport facility.

(i) Aerospace or spaceport infrastructure.

(j) An airport.

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

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3. "Foreign country of concern" means China, Iran, North Korea, and Russia. This term shall not include Taiwan.

4. "Foreign principal" means any of the following:

(a) The government or any official of the government of a foreign country of concern.

(b) A political party or member of a political party or any subdivision of a political party in a foreign country of concern.

(c) A country or government identified on any sanctions list of the United States Department of the Treasury's Office of Foreign Assets Control.

5. "Military installation" means a base, camp, post, station, yard, or center that is under the jurisdiction of the United States Department of Defense or its affiliates, encompassing at least ten contiguous acres.

6. "Real property" means land, buildings, fixtures, and all other improvements to land.

§ 531. Sale of real property to foreign countries of concern prohibited. 1. Notwithstanding any other provision of law, it shall be unlawful for any person or entity to lease, sell, offer to sell, convey or transfer to any foreign country of concern or foreign principal any interest in the following property located within the state:

(a) agricultural and forest property; and

(b) real property on or within ten miles of any military installation or critical infrastructure facility.

2. No title insurer, title agent, real estate licensee, or other settlement provider as defined by the Real Estate Procedures Act, 12 U.S.C. 2601 et seq., shall be liable for any violation of this article.

3. Notwithstanding any other provision of law, the attorney general shall have the authority to enforce the provisions of this article by applying, in the name of the people of the state of New York, to the supreme court of the state of New York for an order enjoining the continuance of such violative activity, including but not limited to bringing an action for injunctive or declaratory relief if any real property is in the process of being or has been sold or leased in violation of this article.

4. The provisions of this section shall only apply to property acquired after the effective date of this section.

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