



New York State Association of REALTORS®, Inc.

Issue Summary: NEW Co-op Law in New York City

OVERVIEW

Beginning **July 28, 2026**, cooperative housing corporations in New York City will be required to notify prospective purchasers within 45 days of the submission of a completed application as to whether consent to sale has been granted, conditionally granted, or denied.

DETAILS OF THE LAW

Applicability:

The law applies to all cooperative housing corporations in New York City **except those**:

- » Organized as Housing Development Fund Company (HDFC) co-ops (i.e. – Mitchell Lama);
- » Where the sale of a unit requires approval by a government housing agency;
- » With fewer than 10 units.

Application and Transfer Requirements:

Co-op boards are required to maintain their application and transfer requirements required for the sale of a unit, and to provide these requirements to a purchaser, purchaser's agent, and seller promptly upon request.

- » **"Application"** includes all forms, authorizations, questionnaires and supporting documents required to be submitted to the board when applying.
- » **"Transfer requirements"** refers to a complete list of requirements, documents, information, forms, fees, disclosures, and procedural steps (i.e. – interviews, consent forms, authorizations, consent forms or third-party reports).

Application Acknowledgement:

Co-op boards are required to provide written acknowledgement of the receipt of an application via email and registered mail within **15 days** of receiving an application.

- » The acknowledgment must indicate whether the application is complete, or if incomplete, the items required to complete the application.
- » The application is considered complete if the board fails to submit a written acknowledgment to the purchaser.

Summer Recess Notice:

If a co-op corporation does not meet in July and August and has adopted a summer recess notice, the board is required to notify the purchaser of the date the summer recess begins and ends.

Time for Decision:

Co-op boards must notify purchaser if consent to sale has been granted, granted conditionally, or denied within **45 days**. One 14-day extension without the consent of the purchaser is allowed, if the board notifies the purchaser via email.

- » The purchaser may extend the deadline for decision by notifying the board in writing.
- » If the deadline for a decision ends during a summer recess period, then the time for the decision is tolled and the board must notify the purchaser of when the summer recess period begins and ends.

Enforcement:

Fines may be levied by the Department of Housing Preservation and Development for violations in the amount of:

- » \$1,000 for the first violation;
- » \$1,500 for the second violation; and
- » \$2,000 for third and subsequent violations.