

NAR Pro-Property Platform

The Pro-Property Platform is a new tool launched by the National Association of REALTORS designed to strengthen our federal political advocacy by capturing and tagging direct-to-candidate contributions as pro-housing and pro-property rights.

This additional tool is a voluntary, direct-to-giving platform approved by the RPAC Trustees that allows REALTORS, affiliates, and the public to contribute directly to federal candidates who champion property rights and real estate issues.

- It identifies politically engaged members who may not currently participate in RPAC, opening new doors for relationship building, recognition and future investment.
- It allows members to give directly to candidates with a real estate focused message. Every contribution is tagged as pro-REALTOR and pro-housing—our message is seen and counted.
- This complements RPAC and President's Circle by giving members more choices.

You can visit the Platform and view the Federal Candidates, using this link: <https://realtorparty.realtor/invest.html>

New York State Legislation

A bill was introduced in late August that would create an Insurance and Housing Task Force. There is no Senate companion yet. The memo references the challenges that owners of affordable and multifamily housing often face steep hikes in property and liability insurance. The bill, if passed, would create a special task force to look at market conditions and availability of products. The task force, which would include the leaders of the state Department of Financial Services and the Division of Homes and Community Renewal, would then issue recommendations to lawmakers for how those issues could be addressed. ([A9015 Torres](#), new bill)

Scaffold Law

A coalition of NYS organizations have come together in support of federal legislation that would strip the possibility of federal funding from any project in New York that is held to the state's Scaffold Law. The fight against the Scaffold Law has been perennial in NYS, but this is a new tact.

https://www.timesunion.com/state/article/new-york-140-year-old-worker-protection-law-21027330.php?oref=csny_albanyagenda_nl

Lead News

Reminder that the New Lead Rental Registry Law is scheduled to go into effect in November 2025. Property owners, landlords, and contractors in 25 communities of

concern are encouraged to learn more about [Lead Rental Registry Program requirements](#). This nation-leading statewide prevention program will launch in Albany, Amsterdam, Auburn, Binghamton, **Buffalo**, **Cheektowaga**, Elmira, Gloversville, **Jamestown**, Kingston, Middletown, Mount Vernon, New Rochelle, Newburgh, **Niagara Falls**, Poughkeepsie, **Rochester**, Rome, Schenectady, Spring Valley, Syracuse, Troy, Utica, Watertown, and Yonkers. These communities have the highest number of childhood lead poisonings and older rental properties. The Law requires landlords to remove sources of lead in pre-1980 residential rental housing with two or more units.

Landlords and property managers in NYS must obtain EPA RRP certification if they perform renovations, repairs, or painting on pre-1978 rental properties, which involves taking an accredited course and getting their firm certified by the EPA or an authorized state agency. This is required to follow the EPA's Renovation, Repair, and Painting (RRP) Rule, which aims to prevent dangerous lead dust from pre-1978 buildings. EPA links for [lead-safe certified contractors](#). The rule applies to all [building owners and managers](#) who rent all or part of your home, operate a child care center in your home, or if you buy, renovate, and sell homes for profit (e.g., a house flipper).

Who Needs Certification?

- **Landlords and Property Managers:** If you or your employees perform any work that disturbs paint in pre-1978 rental housing, you are covered by the rule.
- **Firms and Sole Proprietorships:** The certification requirement applies to the entire firm, not just individual employees.

Steps to Get Certified

Complete Training: Enroll in an EPA or State-approved Lead Renovator Certification course from an accredited provider.

1. **Get Your Firm Certified:** Apply to the EPA or an authorized state agency for your company to become a certified renovation firm.

Why is This Required?

- **Prevent Lead Poisoning:**
Renovations on pre-1978 buildings can create lead dust, which is dangerous to health, especially for children.
- **Mandatory Rule:**
The EPA's RRP rule mandates this certification for any paid work disturbing lead-based paint in homes and child-occupied facilities built before 1978.

Here is the link to the NYS Department of Health Lead-Safe Renovation, Repair and Painting page

https://www.health.ny.gov/environmental/lead/renovation_repair_painting/

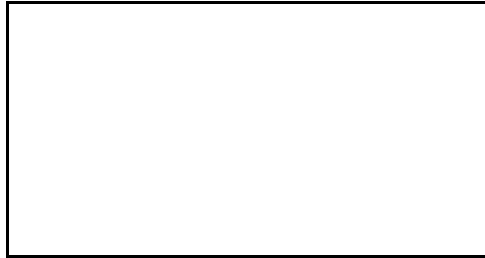
[Lead-Safe Renovation, Repair, and Painting](#)

Lead paint and dust in older homes increases risk of lead poisoning Lead poisoning is extremely dangerous, especially for young children. There is no safe level of lead. Once in the body, lead can

cause lifelong brain damage, permanent injury, and disabilities. Pre-1980 homes remain the leading cause of lead exposure from peeling and chipping lead paint and dust. Yet, these exposures are ... www.health.ny.gov

Lastly, there was a significant case against out-of-town owners with holdings in Buffalo that received media attention.

https://buffalonews.com/news/local/article_2919fa5d-c08b-4789-947e-e7306a233089.html



[San Diego-based landlords settle with AG over lead poisoning](#)

New York Attorney General Letitia James announced a settlement with California-based landlords for ongoing lead contamination in 78 of their rental properties in Erie County.

buffalonews.com



Good Cause Eviction

Analysis of the impact Good Cause Eviction and other regulatory measures may have on the market.



[This Law Could Tip New York's Housing Market into a Death Spiral](#)

Given that 45 percent of New York households rent, including 70 percent in New York City, the law could reshape housing markets across the state—for the worse. If left unchanged, Good Cause is likely to shrink rental supply, shift ownership toward large institutional investors, and worsen housing quality. That could tip the state's housing stock into a downward spiral much like the one New ...

www.city-journal.org

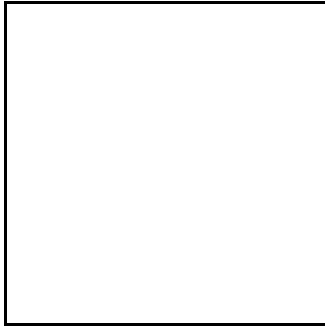
Opinion piece on need for balanced approach to regulation.

<https://citylimits.org/opinion-nyc-needs-more-than-tenant-protections-it-needs-a-balanced-approach-to-housing/>

Media

A story about the race for Mayor of the City of Binghamton between the incumbent Republican challenged by a progressive Democrat, Good Cause Eviction an issue in this race. Binghamton opted into GCE through a vote by the Council to override the Mayor's veto.

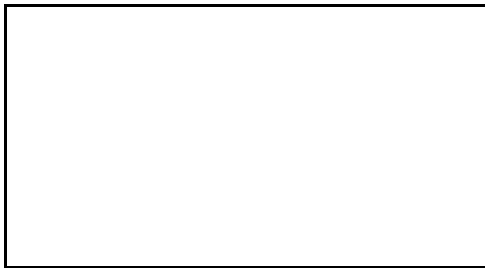
<https://www.cityandstateny.com/politics/2025/09/binghamton-mayoral-race-tests-progressive-appeal-key-swing-district/407914/>



[Binghamton mayoral race tests progressive appeal in key swing district - City & State New York - cityandstateny.com](https://www.cityandstateny.com)

Binghamton mayoral race tests progressive appeal in key swing district
A maverick Republican mayor who criticizes ICE is facing a challenge from a progressive opponent backed by the Working Families Party.
www.cityandstateny.com

NYC will pay landlords to fix up empty apartments. No one has taken the offer. -



[NYC will pay landlords to fix up empty apartments. No one has taken the offer. - Gothamist](https://gothamist.com)

The city will reimburse some landlords up to \$50,000 to repair and rent out “warehoused” apartments. Just one property owner applied, and didn't follow through.
gothamist.com

Political Events

Join us for an unforgettable evening as we celebrate the leadership, legacy, and unwavering dedication of Assembly Majority Leader Crystal Peoples-Stokes at her 22nd Annual Crystal Ball.

Date: Friday, October 17, 2025

Time: 6:30 pm

Location: The Power House, 140 Lee St. Buffalo, NY 14210

Attire: Business Chic Attire

Tickets: <https://secure.actblue.com/donate/2025crystalball>