

**Reso: In Support of New York Assembly Bill A4781, Prohibiting Landlords Charging Renters Brokers Fees**

WHEREAS, Manhattan Community Board 9 recognizes the significant financial burden placed upon renters by the practice of landlords charging broker fees; and

WHEREAS, the imposition of broker fees unfairly shifts the cost of securing rental housing onto tenants, often resulting in exorbitant expenses that can be equivalent to several months' rent; and

WHEREAS, the practice of charging broker fees disproportionately impacts low-income and marginalized communities, further exacerbating housing inequality in our city; and

WHEREAS, New York Assembly Bill A4781 seeks to address this issue by prohibiting landlords from passing on broker fees to tenants, thus providing relief to renters and promoting fair and equitable access to housing; and

WHEREAS, the current language of A4781 recognizes the appropriateness of application fees for co-op purchasers and exempts co-ops from this regulation, but unfairly excludes HDFCs and Mitchell Lamas from the carve out for co-ops;

WHEREAS Manhattan Community District 9 is home to the largest number of HDFC cooperatives in the city, which are subject to article eleven of the private housing finance law, and these HDFCs are a bastion of affordable homeownership in our community; and

WHEREAS Manhattan Community District 9 is also home to the historic Mitchell-Lama cooperative Riverview Towers at 626 Riverside Drive, the home of many Harlem luminaries, and serves as a strong residential community of cooperators in affordable homeownership, which is subject to either or both articles two and four of the private housing finance law; and

WHEREAS, the passage of New York Assembly Bill A4781 aligns with Manhattan Community Board 9's commitment to advocating for policies that enhance housing affordability and protect the rights of renters;

WHEREAS, New York Assembly Bill A4781 is currently On Floor Calendar Assembly as of January 03, 2024 and state assembly members (SA 69, 70, 71) representing Manhattan Community Board 9 currently do not co-sponsor the bill, and should support the bill, as it would be in the community's best interest for more affordable housing;

THEREFORE, BE IT RESOLVED, that MCB9 calls on the sponsors of A4871 to remove the language "other than a cooperative housing corporation subject to the provisions of article two, article four, article five or article eleven of the private housing finance law" from the bill text;

THEREFORE, BE IT RESOLVED, that Manhattan Community Board 9 hereby expresses its strong support for New York Assembly Bill A4781, which prohibits landlords from charging renters broker fees;

BE IT FURTHER RESOLVED, that Manhattan Community Board 9 urges all elected representatives and policymakers at the state level to prioritize the passage of New York Assembly Bill A4781 in order to safeguard the interests of renters and promote fair and transparent rental practices in our community;

BE IT FURTHER RESOLVED, that Manhattan Community Board 9 urges all elected representatives and policymakers at the city level to prioritize the passage of similar legislation to New York Assembly Bill A4781 in order to further the interests of renters who constitute the majority of Manhattan residents and promote fair and transparent rental practices in our community;

BE IT FURTHER RESOLVED, that Manhattan Community Board 9 will actively communicate this resolution to relevant stakeholders, including elected officials, housing advocacy organizations, and community members, to raise awareness and garner support for the prohibition of landlord-imposed broker fees, and actively oppose efforts to undermine such legislation in the best interest of the community.

This resolution shall take effect immediately upon its adoption.

Adopted this [insert date] day of [insert month], [insert year].

[Signature]

[Chairperson's Name]

Chairperson, Manhattan Community Board 9