Section POLICIES - Sample Provision Excerpt (Public Preview)

POLICIES

Real Estate Agent & Broker Protocol

Revised Covid-19 Protocols for Brokers - as of November 16th, 2020

The following are our recommended protocols with respect to Real Estate Brokers and apartment showings. In person apartment showings must meet the minimum requirements as set forth in Section D.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. POLICIES (p. 15): Potential Issue for Review: Uploaded documents do not include N.Y. Real Prop. Law § 339-kk statutory rent interception and tenant protection protocol for non-occupying owners delinquent for more than 60 days - look for this language in other governing documents, standalone board policies/resolutions, Rules & Regulations, or amendments that were not included in this review (and confirm any applicable statutory threshold).

Statutory / Legal Reference: N.Y. Real Prop. Law § 339-kk; N.Y. Gen. Bus. Law § 352-e(2-d)

Statutory Comparison: Under N.Y. Real Prop. Law § 339-kk, if a non-occupying owner fails to make common charge or assessment payments within 60 days after the expiration of any grace period, the board may provide written notice to both the non-occupying owner and the rental tenant directing that rental payments be made directly to the association until the delinquency is satisfied.

CURRENT WORDING IN DOCUMENT:

POLICIES Real Estate Agent & Broker Protocol Revised Covid-19 Protocols for Brokers - as of November 16th, 2020 The following are our recommended protocols with respect to Real Estate Brokers and apartment showings. In person apartment showings must meet the minimum requirements as set forth in Section D.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

First look for this language in other governing documents, standalone policies/resolutions, or amendments not included in this review. If not already addressed in another document (and if applicable to this community), incorporate: Pursuant to N.Y. Real Prop.