



NEW YORK STATE SENATOR  
Kevin Thomas

## Governor Hochul Signs Bill to Combat Housing Discrimination

KEVIN THOMAS December 21, 2021

| ISSUE: HOUSING DISCRIMINATION, REAL ESTATE, REAL ESTATE INDUSTRY, LONG ISLAND DIVIDED

| COMMITTEE: CONSUMER PROTECTION

**✓ S.2157A**  
**SIGNED INTO LAW  
BY GOVERNOR  
KATHY HOCHUL**  
**December 21, 2021**

  
**Office of State Senator  
Kevin Thomas**

Governor Kathy Hochul today signed a sweeping legislative package that included nine different bills to combat housing discrimination. This legislative package addresses many of the issues identified in an expose by Newsday, “Long Island Divided”, which explored discrimination and both explicit and implicit bias that exists in the real estate industry. The package included a bill (S.2157-A/A.6355) sponsored by Senator Kevin Thomas (D-Levittown), which requires associate real estate brokers who serve as office managers to supervise other real estate professionals in their office.

Office managers must have been active in the real estate industry two of the four years before beginning duties as office manager. Real estate brokers are responsible for maintaining and supervising their place of business, unlike associate brokers who have the same licensing but have chosen to work under the supervision of another broker. This legislation clarifies the required level of supervision and strengthens existing Department of State regulations. In addition, the legislation specifies the length of time an associate broker is required to work prior to becoming an office manager and will therefore ensure offices are appropriately supervised by experienced real estate professionals.

**Senator Kevin Thomas said,** “Fair housing is a right shared by all New Yorkers. What Newsday uncovered in their 2019 investigation was eye-opening, tangible evidence of unequal treatment, steering, and bias directed at minority homebuyers and minority communities on Long Island. In response, I introduced new legislation that will provide much-needed oversight and accountability measures for real estate brokers, as well as increased penalties for violations of fair housing and human rights laws. I thank Governor Hochul for signing this important measure into law and sending the message loud and clear: Discrimination has no place in our communities.”

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#### RELATED LEGISLATION

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### **2021-S2157A**

- 
- Introduced
  - - In Committee Assembly
    - In Committee Senate
  - - On Floor Calendar Assembly

- On Floor Calendar Senate

- ◦ Passed Assembly
  - Passed Senate

- Delivered to Governor
- Signed By Governor
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Relates to associate real estate brokers serving as real estate office managers

January 20, 2021

Signed by Governor

Sponsored by **Kevin Thomas**

Do you support this bill?