



CNYC's 2026 Co-op/Condo Legislative Scorecard evaluates how City Council members are responding to the affordability crisis impacting co-op and condo homeowners this legislative session. We strongly encourage Council Members to support measures that streamline compliance, account for the costs of implementing regulations, and promote effective co-op and condominium governance.

The Scorecard reviews specific legislation introduced this session, and calls on Council members to act to protect co-op and condo homeowners. Members earn **positive points** for sponsoring or voting for helpful legislation and **negative points** for backing measures that undermine these communities.

Legislative activity and positions will be shared monthly with co-op and condo homeowners and Council members, with final 2026 grades to be issued and publicized in December.

Co-op and condo homeowners are a critical pillar of New York City's housing system, preserving one of the city's most attainable paths to homeownership. Across the five boroughs, co-ops and condos stabilize neighborhoods and preserve the affordability of more than 700,000 homes, including tens of thousands of rent-stabilized tenants living in co-ops and condos formed with non-eviction plans. They do so without subsidies, by managing costs responsibly and reinvesting in long-term maintenance.

Today, however, escalating compliance mandates, rising insurance, real estate taxes, and utility costs, along with one-size-fits-all legislation designed for rental housing are pushing many co-op and condo communities toward financial instability. Treating owner-occupied buildings like profit-driven rental properties imposes costs and governance burdens that these communities were never designed to absorb.

Left unchecked, this trend will lead to higher maintenance fees, deferred repairs, and the erosion of naturally occurring affordable homeownership.

CNYC urges lawmakers to:

- **Streamline compliance requirements** and eliminate duplicative or conflicting mandates
- **Align legislation with building type** and the realities of owner-governed and funded housing
- **Evaluate the costs, feasibility and impacts** of capital-intensive mandates, such as LL97
- **Support co-op and condo governance** so volunteer boards can operate effectively without undue legal risk

Policymakers must recognize co-ops and condos for what they are: **owner-occupied, economically diverse communities—not profit-maximizing real estate actors**. Protecting them is essential to preserving affordability, stability, and homeownership access in New York City.

Governance and Admissions

- **CNYC OPPOSES Int. 242-2026 – Family and Family Relationship Structure**
 - Overrides governing documents, increasing legal and financial exposure related to apartment use and transfer.
- **CNYC OPPOSES Int. 267-2026 – Criteria Used in Tenant Screening Reports**
 - Restricts essential screening tools needed to protect existing homeowners and undermines the co-op admissions process.
- **CNYC OPPOSES Int. 774-2026 – Sales of Cooperative Apartments**
 - Imposes extreme burdens on volunteer boards and the admissions process as discussed at the 2026 hearing on the same bill.

Administrative and Regulatory Legislation

- **CNYC OPPOSES Int. 205-2026 – Electric Space Heater Safety Notices**
 - Adds unnecessary compliance; This could be distributed as part of FDNY's Fire and Emergency Safety letter (as was done for lithium-ion battery safety).
- **CNYC OPPOSES Int. 254-2026 – Advance Notice to Certain Tenants of Construction**
 - Places responsibility on co-ops and condos for notifying neighboring residents—better handled by the Office of the Tenant Advocate.
- **CNYC OPPOSES Int. 426-2026 – Financial Information for Prospective Purchasers**
 - Increases cost and liability by requiring potentially complex legal interpretations.
- **CNYC SUPPORTS Int. 559-2026 – Consolidation of LL87 and LL97 Reports**
 - Streamlines compliance and should serve as a model for future reform.
- **CNYC SUPPORTS Int. 619-2026 – Notification of Pending Sidewalk Repair**
 - Prevents unnecessary expenditures by alerting owners before City work damages completed repairs.

Local Law 97, Decarbonization and Affordability

- **CNYC SUPPORTS Res. 196-2026 – Support tax abatements for energy efficiency work**
 - CNYC supports incentives for all co-ops and condos undertaking decarbonization, energy efficiency and pre-electrification work.
- **CNYC OPPOSES Int. 252-2026 – Increases Minimum Apartment Temperatures**
 - Increasing the required apartment temperatures during the winter months runs counter to the need to decarbonize to comply with Local Law 97.