

**NEW YORK STATE REAL ESTATE BOARD**  
**MEETING SUMMARY**  
**September 10, 2024**

The meeting/hearing was held by the Department of State, Division of Licensing Services, in person and via WebEx conferencing between DOS offices.

**I. CALL TO ORDER, INTRODUCTIONS and OFFICIAL ATTENDANCE**

The meeting/hearing was called to order at 1:04 p.m. N. Garfinkel welcomed members and performed roll call; a quorum was not declared. The official attendance was as follows:

**BOARD MEMBERS**

Neil Garfinkel – Secretary  
Thomas Grzebinkski  
Caroline Burton  
Jodi DeLollo, representing  
    Robert J. Rodriguez, Secretary of  
    State, Board Chair  
Heather Mitchell, representing  
    Adrienne A. Harris, Superintendent,  
    Department of Financial Services

**DEPARTMENT OF STATE STAFF**

Matthew Wolf  
Jack Bilello  
Emily Lupe  
Shannon Maguire  
Candice Burchett

Excused:

Dunkin MacKenzie  
David Dworkin  
Tricia Ocona  
Chrystalia King  
Diane Ramirez  
Sandhya Espitia

Absent:

Dherminder Bhasin  
Shawna Meniffee  
Gregory Weston

Approval of Meeting Summaries – N. Garfinkle announced that approval would be tabled until the next meeting due to lack of quorum.

**II. DEPARTMENT REPORTS**

- A. Enforcement Report – J.Bilello reported on the enforcement statistics from September 4, 2022 to September 4, 2023 and September 4, 2023 to September 4, 2024.

- B. Processing Report – E. Lupe provided the Processing Report including the number of current real estate licensees for July 2023 and July 2024.
- C. Examination Report – S. Shannon reported that for the first half of 2024, the Real Estate Salesperson examination was administered to 10,087 individuals with a pass rate of 51%. In that same timeframe, the Real Estate Broker examination was administered to 669 individuals with a pass rate of 52%.

### **III. NEW BUSINESS**

- A. Removal of Seller Credit from Property Condition Disclosure Law – N. Garfinkel mentioned that due to the recently amended Property Condition Disclosure Law removing the \$500 seller credit, there has been some confusion regarding whether the property condition disclosure form is required to be filled out by the seller.
- B. Requiring Buyer Broker Agreements – N. Garfinkel wanted to make the Department of State aware that there has been discussion among the Real Estate Board of New York and the New York State Association of Realtors regarding the settlement from the National Association of Realtors lawsuit that requires buyer broker agreements between buyers and brokers.

**IV. ADJOURNMENT** – Neil Garfinkel called the meeting adjourned at 1:16 p.m.

**V. PUBLIC HEARING SESSION** – M. Wolf asked if any person from the public wanted to participate or to comment. There was no public participation. M. Wolf ended the session at 1:17 p.m.