



STATE OF NEW YORK  
EXECUTIVE CHAMBER  
ALBANY 12224

APPROVAL # 73  
CHAPTER # 686

December 21, 2021

MEMORANDUM filed with Senate Bill 538-B entitled:

“AN ACT to amend the real property law, in relation to requiring real estate brokers and salespersons to receive implicit bias training as part of their license renewal process”

A P P R O V E D

Under Article 12-A of the real property law, applications for renewal of licensure to be real estate salespersons or brokers require proof of having completed twenty-two and one half hours of continuing education (CE) coursework, with a minimum number of hours dedicated to identified subject areas. This bill would (i) require that of those twenty-two and one half hours, at least two hours of instruction pertaining to implicit bias awareness and understanding be completed, and (ii) provide for a definition of the term “implicit bias.”

I have agreed with the legislature to a change in this legislation that will provide for an implementation timeframe that reflects the operational mechanics associated with expanding coursework requirements for real estate professionals.

Based upon this agreement with the legislature, I am signing this bill.

This bill is approved.

*Ruth Hochul*