

New York HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/new-york-hoa-laws>

New York has no single homeowners association statute. Condominiums follow the Condominium Act in the Real Property Law, cooperatives follow corporate law and their proprietary leases, and most homeowners associations are not-for-profit corporations.

Key points

- New York has no single homeowners association act: condominiums follow the Condominium Act, cooperatives follow corporate law and their proprietary leases, and most associations are not-for-profit corporations.
- Members of an association organized as a not-for-profit corporation generally have a right to inspect its member list, minutes and financial records.
- Limits on renting come from each community's declaration, bylaws or proprietary lease, and cooperative boards commonly require approval of subleases.

New York at a glance

Rule	New York	Law
Governing law	New York has no single homeowners association act: condominiums follow the Condominium Act, cooperatives follow corporate law and their proprietary leases, and most associations are not-for-profit corporations.	Real Property Law Article 9-B (Condominium Act) and Not-for-Profit Corporation Law
Owner access to records	Members of an association organized as a not-for-profit corporation generally have a right to inspect its member list, minutes and financial records.	Not-for-Profit Corporation Law (books and records)
Rental restrictions	Limits on renting come from each community's declaration, bylaws or proprietary lease, and cooperative boards commonly require approval of subleases.	Condominium Act and governing documents

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- Real Property Law Article 9-B (Condominium Act) and Not-for-Profit Corporation Law
- Not-for-Profit Corporation Law (books and records)
- Condominium Act and governing documents

Official sources:

- New York State Senate: Consolidated Laws of New York:
<https://www.nysenate.gov/legislation/laws/CONSOLIDATED>
- New York State Unified Court System: Housing Court and evictions:
<https://www.nycourts.gov/courts/nyc/housing/>

General information, not legal advice. Check current law and talk to a New York attorney before you act. Last reviewed October 29, 2026.