



Legal Alert: Mayor Vetoes Certain NYC Housing Bills Adopted December 18, 2025

January 5, 2026

This update follows the December 19, 2025 Legal Alert regarding housing-related legislation adopted by the New York City Council on December 18, 2025.

Mayor Eric Adams has since vetoed several of the housing bills addressed in that alert. As a result, those measures will not take effect unless the City Council overrides the vetoes or similar legislation is enacted in the future.

The vetoed legislation includes, among others:

- **The Community Opportunity to Purchase Act (“COPA”)**, which would have imposed new notice requirements and nonprofit purchase rights in connection with sales of certain residential buildings;
- **New unit-mix and affordability requirements** applicable to City-financed housing;
- **Reforms to the City’s tax lien sale and enforcement framework**, including the creation of a municipal land bank; and,
- **Security guard employment standards**, which would have required employers of security guards in City public building service contracts to provide minimum wage, paid vacation time, and supplemental benefits at levels equal to or greater than those required for private-sector security guards working on comparable contracts exceeding \$1,500.

What this means for owners at present: the vetoed measures have no legal effect and require no action by property owners or developers. Further updates will be provided if there is subsequent legislative action.