	Intro 914 (PA Williams - Sanchez)	LS 8376 (Velazquez)
Standardized Application	Requires a board of directors or managing agent of each cooperative corporation shall maintain a standardized application and list of requirements for all cooperative apartments subject to the by-laws or proprietary lease of such corporation.	Requires a board of directors or managing agent of each cooperative corporation shall maintain a standardized application and list of requirements for all cooperative apartments subject to the by-laws or proprietary lease of such corporation.
Requirement to provide application to buyers / sellers	The board of directors or managing agent of any cooperative corporation shall provide the corporation's standardized application and list of requirements to any prospective purchasers and prospective sellers, promptly upon request, and shall include instructions as to where and how to submit the required materials.	The board of directors or managing agent of any cooperative corporation shall provide the corporation's standardized application and list of requirements to any prospective purchasers and prospective sellers, promptly upon request, and shall include instructions as to where and how to submit the required materials.
Acknowledgement of receipt of an application	Within ten days of receiving materials from a prospective purchaser, a cooperative corporation shall provide to a prospective purchaser a written acknowledgement of materials received.	Within 10 days of receiving materials from a prospective purchaser, a cooperative corporation shall provide to a prospective purchaser via e-mail and, if available, registered mail, a written acknowledgement of materials received. The requirements of this section apply both to a prospective purchaser's initial submission and to any subsequent submissions the prospective purchaser may make. Requires a written acknowledgment provided to clearly state whether the cooperative corporation's board of directors considers the application complete, and if the application is not considered complete, the specific ways in which the materials submitted failed to comply with the cooperative corporation's list of requirements provided. An application shall be deemed complete if the cooperative corporation fails to provide a written acknowledgement.
Time for Determination	Within 45 days after the cooperative corporation first receives any of the information or documents contained in the list required to be maintained, a cooperative corporation shall	Within 45 days following acknowledgement of receipt of a complete application or the date that an application is deemed complete, a cooperative corporation shall notify

	inform a prospective purchaser whether its consent to a sale is granted unconditionally, whether its consent to a sale is granted conditionally, or whether its consent to a sale is denied.	the prospective purchaser via e-mail and, if available, registered mail, whether its consent to a sale is granted unconditionally, whether its consent to a sale is granted conditionally, or whether its consent to a sale is denied.
Time extensions	Such time for determination may be extended at any time after a completed application is submitted with the consent of the prospective purchaser, provided that such extension shall not exceed 14 days.	Such time for determination may be extended at any time with the consent of the prospective purchaser. The cooperative corporation shall be entitled to a single 14-day extension without the consent of the purchaser if the cooperative corporation provides notice of such extension to the prospective purchaser via e-mail and, if available, registered mail.
Summertime extensions	Where the cooperative corporation board of directors has placed in its bylaws a statement that such board does not ordinarily meet in the months of July and August, such board of directors or managing agent shall be entitled to an extension not to exceed 14 days, provided that such board of directors notifies a prospective purchaser of such statement with the acknowledgment of receipt of an application.	If a cooperative corporation's board of directors has placed a memorandum or other writing in its files stating that such board does not ordinarily meet in the months of July and August, such cooperative cooperation shall not be required to provide written acknowledgements pursuant to this section during such months. For any materials received during the months of July and August, such cooperative cooperation shall provide written acknowledgement to the prospective purchaser no later than September 10. If the 45-day period for determination and any applicable extensions ends in July or August for a cooperative corporation whose board of directors has placed a memorandum or other writing in its files stating that such board does not ordinarily meet in the months of July and August, then such cooperative corporation shall have until October 15 to notify the prospective purchaser whether its consent to a sale is granted unconditionally, whether its consent to a sale is granted conditionally, or whether its consent to a sale is denied.
Tolling of Time	The time period shall be tolled as follows, provided that such time	*No provision*

	period may not be tolled more than three times: 1) Beginning when a prospective purchaser receives written notice from a cooperative corporation that sets out with specificity the ways in which the prospective purchaser's initial submission of materials did not comply with the list of requirements maintained and provided by the cooperative corporation, and concluding when the cooperative corporation receives additional materials from the prospective purchaser; 2) Beginning when a prospective purchaser receives written notice from a cooperative corporation that a submission of the prospective purchaser in response to a notice sent by the cooperative corporation to be incomplete, and concluding when the cooperative corporation receives additional materials from the prospective purchaser, and; 3) Any period shall not be deemed to commence unless the notice from a cooperative corporation sets forth with specificity the way or ways previously submitted materials failed to comply with either the cooperative corporation's list of requirements maintained and provided by the cooperative corporation, or failed to comply with a previous notice sent.	
Consent to Sale	Nothing shall be construed to prohibit a cooperative corporation from lawfully denying its consent to a sale at any time.	If, after the 45-day period for determination and any applicable extensions, the cooperative corporation has not notified the prospective purchaser as to whether its consent to the sale is granted, the prospective purchaser may send notice to the cooperative corporation's board of directors via e-mail and, if available, registered mail, that the cooperative cooperation shall be deemed to consent to the sale if the cooperative corporation does not inform the prospective purchaser of

		its determination within 10 business days. Such notice shall clearly state the date on which the 10-business-day period begins, which shall be no earlier than the date the prospective purchaser sends the notice. Nothing in this section shall be construed to prohibit a cooperative corporation from lawfully denying its consent to a sale at any time prior to the expiration of the 45-day determination period, the 14-day extension period, and the 10-business-day notice period.
Violations	Private right of action for prospective purchasers. Prospective purchases can claim in court compensation of between $1,000 and $10,000.	If a cooperative corporation that has been deemed to consent to a sale interferes in any manner with the ability of a prospective purchaser to assume an ownership interest in such cooperative corporation or assume residency in such cooperative corporation, the prospective purchaser may bring an action in a court of competent jurisdiction to assert their rights under this chapter. A plaintiff who prevails on a claim alleging a violation of this chapter shall be entitled to recover attorney's fees related to the cost of bringing such action.
Powers of CCHR	The commission may initiate investigations in connection with a violation of this chapter. If the commission determines that a violation occurred, it may award civil penalties in an amount no less than $1000 and no more than $25,000.	*No provision*