

No, a broker is not automatically required to split commission with a buyer's agent in NYC unless there is a specific agreement, such as membership in the Real Estate Board of New York (REBNY) and its associated co-brokerage agreement, or a prior written agreement exists. While the seller's broker and buyer's broker must cooperate under New York law, this does not mean the listing broker is obligated to pay the buyer's agent's compensation without an agreed-upon arrangement, such as one through an MLS or a direct offer of compensation from the seller. [🔗](#)

Key Points

- **No automatic requirement:** Listing brokers are not legally bound to share commissions with buyer's agents without a specific agreement. [🔗](#)
- **Cooperation is required:** New York law requires brokers to cooperate with buyers' brokers, ensuring buyers have the right to representation. [🔗](#)
- **REBNY membership:** If both listing and buyer's agents are members of the Real Estate Board of New York (REBNY), the REBNY co-brokerage agreement obligates them to split the commission, according to a YouTube video. [🔗](#)
- **Seller-funded commission offers:** Recent changes to REBNY rules require that any offer of compensation to a buyer's agent must come directly from the seller in writing. [🔗](#)
- **Buyer's agent can still be paid:** Despite the rule changes, many sellers continue to cover the buyer's agent's commission to keep deals moving quickly and to attract more buyers. [🔗](#)
- **Check with local regulations:** It is always best to check with local real estate regulatory bodies to ensure compliance with specific laws and regulations in your area, notes a YouTube video.