

# Fiscal Impact Statement Prepared By New York City Mayor's Office of Management and Budget



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**Disclaimer:** This fiscal impact statement is a preliminary estimate and subject to change based upon further data analysis or changes in bill text. This legislation is summarized as understood by the administration as of the date this statement was prepared and does not include or consider subsequent text changes. This fiscal impact statement is not legally binding on the administration. "Total" columns represent the respective sum over a four-year period; note that fiscal impacts continue after year four. Unless otherwise stated, information used in the preparation of this Fiscal Impact Statement is sourced from the agencies impacted and the NYC Mayor's Office of Management and Budget.

**Proposed Intro No. / Title:** *Int 449 / In relation to the creation of a commercial landlord watch list*

**Committee:** Committee on Small Business

**Sponsors:** Stevens, Restler, Won, Schulman, Salaam, Cabán, Riley, Williams, Narcisse, Banks, Louis, Brooks-Powers, Sanchez, Marmorato, (by request of the Bronx Borough President)

**Summary of Legislation:** This bill would require the Department of Small Business Services (SBS) to establish and maintain a commercial landlord watch list. This watch list would include any commercial landlord who, within the past 10 years, has been found by a court of competent jurisdiction to have engaged in commercial tenant harassment within the meaning of section 22-902 of the Administrative Code. In addition, the watch list would include any commercial landlord who, within the past three years, has engaged in a pattern of behavior that in the opinion of the Commissioner is consistent with harassment or exploitation of a commercial tenant.

**Effective Date:** 120 days after enactment

**First Fiscal Year Legislation Takes Effect:** Fiscal Year 2026

**First Fiscal Year with Full Impact:** Fiscal Year 2026

**Agencies Impacted:** Department of Small Business Services

## Fiscal Impact Analysis

### A. Total Impact (Expense and Revenue)

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Total
Expense	(\$95,000)	(\$95,000)	(\$95,000)	(\$95,000)	(\$380,000)
Revenue	0	0	0	0	0
Total	(\$95,000)	(\$95,000)	(\$95,000)	(\$95,000)	(\$380,000)

**Date Prepared:**

January 27, 2025

**B. Expense**

	<b>Fiscal Year 1</b>	<b>Fiscal Year 2</b>	<b>Fiscal Year 3</b>	<b>Fiscal Year 4</b>	<b>Total</b>
Expenditures	0	0	0	0	0

**Impact on Expenditures (Expense):**

It is anticipated that SBS would require \$90,000 in annual Personnel Services (PS) resources for 1 City Research Scientist to collect, synthesize, and analyze all of the data.

Additionally, it is anticipated SBS would require \$5,000 in annual Other Than Personnel Services (OTPS) administrative costs associated with the new staff.

**C. Revenue**

	<b>Fiscal Year 1</b>	<b>Fiscal Year 2</b>	<b>Fiscal Year 3</b>	<b>Fiscal Year 4</b>	<b>Total</b>
Revenue	0	0	0	0	0

**Impact on Revenue:**

There is no anticipated impact on revenue.

**D. Capital**

	<b>Fiscal Year 1</b>	<b>Fiscal Year 2</b>	<b>Fiscal Year 3</b>	<b>Fiscal Year 4</b>	<b>Total</b>
Expenditures	0	0	0	0	0

**Impact on Expenditures (Capital):**

There is no anticipated impact on capital expenditures.