**Plain Language Summary**

**Current Introduction Number:**

Int. No. 1321-C

**Prime Sponsors:**

By Council Members Espinal, Cumbo, Salamanca, Brannan, Adams, Moya, Lancman, Kallos, Treyger, Rose, Menchaca, Ampry-Samuel, Levine, Ayala, Grodenchik, Rodriguez, Powers, Van Bramer, Lander, Levin, Eugene, Koslowitz, Miller, Chin, Cabrera, Cohen, Rosenthal, Reynoso, Holden, Gibson, King, Richards, Rivera, Vallone, Maisel, Torres, Perkins, Gjonaj, Constantinides, Deutsch, Louis and Dromm

**Bill Title:**

A Local Law to amend the administrative code of the city of New York, in relation to expanding the prevailing wage law for building service employees at city development projects

**Bill Summary:**

**This plain language summary is for informational purposes only and does not substitute for legal counsel. For more information, you should review the full text of the bill, which is available online at legistar.council.nyc.gov.**

Local Law 27 of 2012 (the “Prevailing Wage Law”) requires payment of prevailing wages to building service employees in buildings where a private developer receives at least $1,000,000 in discretionary financial assistance from the City or a City economic development entity for a City development project.

The proposed bill would cover additional developers and projects by removing the current exemption in the Prevailing Wage Law for affordable housing projects and not-for-profit developers of residential projects. Accordingly, building service workers in most residential projects receiving financial assistance of at least $1,000,000 for new construction or preservation would be required to be paid the prevailing wage. The bill exempts smaller residential projects with fewer than 120 units, certain supportive housing projects, deeply affordable preservation projects and NYCHA projects financed through the federal Rental Assistance Demonstration program.

**Effective Date:**

120 days after it becomes law

**Legislative Impact:**

**Agency Rulemaking Required**: Is City agency rulemaking required?

**☐ Report Required**: Is a report due to Council required?

**☐ Sunset Date Included**: Does the legislation have a sunset date?

**☐ Council Appointment Required**: Is an appointment by the Council required?

**☐ Other Appointment Required**: Are other appointments not by the Council required?

**Note:** In the full bill text online at legistar.council.nyc.gov, language in proposed consolidated laws that is enclosed by [brackets] would be deleted, and language that is underlined would be new. Language in proposed unconsolidated laws, in contrast, will not have brackets or underlining because it would be entirely new. Consolidation means that the law is placed in the New York City Charter or Administrative Code.

LS 5520; 5670

MHL