**Plain Language Summary**

**Current Introduction Number:**

Int. No. 2404

**Prime Sponsors:**

By Council Members Lander, Chin, Kallos and Louis

**Bill Title:**

A Local Law to amend the administrative code of the city of New York, in relation to requiring a certification of no harassment prior to approval of construction documents or issuance of permits for demolition or renovation of certain buildings

**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.**

This bill would extend the certification of no harassment pilot created by Local Law of 2018 until September 27, 2026. Buildings where an Article 7-A administrator has been appointed, buildings where the department of buildings has determined there has been a failure to comply with any term of a tenant protection plan, buildings included on the speculation watch list, and buildings in any community district determined to be at a high risk for displacement by the equitable development data tool would be required to apply for the CONH for covered work. The Building Qualification Index (BQI) would be updated to include open and closed hazardous and immediately hazardous violations issued by the department of health and mental hygiene or department of buildings. Penalties for new determinations of harassment following a CONH application would include a civil penalty of not less than two thousand dollars and not more than ten thousand dollars for each dwelling unit and twice the rent charged for the month of the CONH denial for each of up to five years of occupancy.

**Effective Date:**

Immediately

**Legislative Impact:**

[x]  **Agency Rulemaking Required**: Is City agency rulemaking required?

[x]  **Report Required**: Is a report due to Council required?

[x]  **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.