



Legislation Text

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Int. No. 1701

By Council Members Kallos, Rosenthal, Reynoso, Levine, Powers and Chin (in conjunction with the Manhattan Borough President)

A Local Law to amend the administrative code of the city of New York, in relation to community notification requirements for transfers of development rights

Be it enacted by the Council as follows:

Section 1. Chapter 6 of title 7 of the administrative code of the city of New York is amended by adding a new section 7-628 to read as follows:

§ 7-628. Notice of development rights transfers. a. Definitions. For the purposes of this section, the following terms have the following meanings:

Deed. The term “deed” has the same meaning ascribed to such term in section 11-2101.

Development. The term “development” has the same meaning ascribed to such term in section 12-10 of the zoning resolution.

Development rights. The term “development rights” means the floor area permitted on a zoning lot pursuant to the zoning resolution.

Enlargement. The term “enlargement” has the same meaning ascribed to such term in section 12-10 of the zoning resolution.

Floor area. The term “floor area” has the same meaning ascribed to such term in section 12-10 of the zoning resolution.

Transfer of development rights. The term “transfer of development rights” means the transfer of unused development rights from one zoning lot to another zoning lot or between a grantor and a grantee on two or

more zoning lots declared to be a tract of land to be treated as one zoning lot pursuant to the provisions of paragraph (d) of the definition of the term “zoning lot” in section 12-10 of the zoning resolution.

Zoning lot. The term “zoning lot” has the same meaning as is ascribed to such term in section 12-10 of the zoning resolution.

Zoning lot description. The term “zoning lot description” means a description of the complete metes and bounds of a zoning lot, the tax lot number, the block number and the ownership of such zoning lot required to be recorded prior to the issuance of any permit for a development or enlargement on such zoning lot pursuant to the definition of the term “zoning lot” in section 12-10 of the zoning resolution.

b. Within five days of recording any of the following documents after the effective date of the local law that added this section, the register shall forward a copy of each such document or documents to the applicable community board, borough president, council member, and the speaker of the council:

1. a deed memorializing a transfer of development rights; or
2. a zoning lot description recorded by an applicant for a department of buildings permit for a development or enlargement.

§ 2. This local law takes effect 90 days after it becomes law.

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