



Legislation Text

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Int. No. 439

By Council Members Dilan, Arroyo, Cabrera, Gentile, Koppell, Palma, Vann, Williams, Nelson, Jackson and the Public Advocate (Mr. de Blasio)

A Local Law to amend the administrative code of the city of New York, in relation to the required installation of indoor thermometers in multiple dwellings.

Be it enacted by the Council as follows:

Section 1. Article 11 of subchapter 2 of chapter 2 of title 27 of the administrative code of the city of New York is amended by adding a new section 27-2046.3 to read as follows:

Section 27-2046.3 Duties of owner and occupant with respect to installation and replacement of indoor thermometers in class A multiple dwellings. a. It shall be the duty of the owner of a class A multiple dwelling to:

(1) provide and install one or more approved and operational indoor thermometers in each living room of each dwelling unit. Such thermometers shall be installed pursuant to rules promulgated by the commissioner;

(2) replace any indoor thermometer which has been removed, is missing or has been rendered inoperable prior to the occupancy of a dwelling unit by a new occupant;

(3) replace such thermometer within thirty calendar days after the receipt of written notice that such thermometer has become inoperable due to a defect in the manufacture of such thermometer and through no fault of the occupant of the dwelling unit;

(4) maintain such records as the commissioner shall prescribe by rule relating to the installation and maintenance of such indoor thermometers and make such records available to the commissioner upon request.

b. It shall be the sole duty of the occupant of each dwelling unit in a class A multiple dwelling in which an indoor thermometer has been provided and installed by the owner of this section to:

(1) keep and maintain such thermometer in good repair; and

(2) replace any and all indoor thermometers which are stolen, removed, missing or rendered inoperable during the occupancy of such dwelling unit.

c. Except as otherwise provided in paragraphs two and three of subdivision a of this section, an owner of a class A multiple dwelling who has provided and installed an indoor thermometer in a dwelling unit pursuant to this section shall not be required to keep and maintain such thermometer in good repair or to replace any such thermometer which is stolen, removed, missing or rendered inoperable during the occupancy of such dwelling unit.

d. The occupant of a dwelling unit in which an indoor thermometer is provided and installed pursuant to this section shall reimburse the owner a maximum of ten dollars for the cost of providing and installing each such thermometer. The occupant shall have one year from the date of installation to make such reimbursement.

§2. This local law shall take effect one hundred eighty days after its enactment, except that the commissioner of housing preservation and development shall take all actions necessary for its implementation, including the promulgation of rules, prior to such effective date.

LS #553
TBD
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