Legislation Details (With Text)

File #:	Int 1160-2016 **Version:** *	**Name:**	Installation of sub-meters in certain tenant spaces.
Type:	Introduction	**Status:**	Enacted
		In control:	Committee on Housing and Buildings
On agenda:	4/20/2016		
Enactment date:	10/31/2016	**Enactment #:**	2016/132
Title:	A Local Law to amend the administrative code of the city of New York, in relation to the installation of sub-meters in certain tenant spaces		
Sponsors:			
Indexes:			
Attachments:	1. Legislative History Report, 2. Summary of Int. No. 1160, 3. April 20, 2016 - Stated Meeting Agenda with Links to Files, 4. Committee Report 6/22/16, 5. Hearing Testimony 6/22/16, 6. Hearing Transcript 6/22/16, 7. Committee Report 10/13/16, 8. Hearing Transcript 10/13/16, 9. October 13, 2016 - Stated Meeting Agenda with Links to Files, 10. Fiscal Impact Statement, 11. Hearing Transcript - Stated Meeting 10-13-16, 12. Mayor's Letter, 13. Minutes of the Stated Meeting - October 13, 2016, 14. Local Law 132		

Date	Ver.	Action By	Action	Result
4/20/2016	*	City Council	Introduced by Council	
4/20/2016	*	City Council	Referred to Comm by Council	
6/22/2016	*	Committee on Housing and Buildings	Hearing Held by Committee	
6/22/2016	*	Committee on Housing and Buildings	Laid Over by Committee	
10/13/2016	*	Committee on Housing and Buildings	Hearing Held by Committee	
10/13/2016	*	Committee on Housing and Buildings	Approved by Committee	Pass
10/13/2016	*	City Council	Approved by Council	Pass
10/13/2016	*	City Council	Sent to Mayor by Council	
10/31/2016	*	Mayor	Hearing Held by Mayor	
10/31/2016	*	Mayor	Signed Into Law by Mayor	
10/31/2016	*	City Council	Recved from Mayor by Council	

Int. No. 1160

By Council Members Constantinides, Richards, Rosenthal and Kallos (in conjunction with the Mayor)

A Local Law to amend the administrative code of the city of New York, in relation to the installation of sub-meters in certain tenant spaces

Be it enacted by the Council as follows:

Section 1. The definitions of the terms “covered building” and “covered tenant space” set forth in

section 28-311.2 of the administrative code of the city of New York, as added by local law number 88 for the year 2009, are amended to read as follows:

COVERED BUILDING. As it appears in the records of the department of finance: (i) a building that exceeds [50,000] 25,000 gross square feet ([4645] 2323 m^2), (ii) two or more buildings on the same tax lot that together exceed 100,000 gross square feet (9290 m^2), or (iii) two or more buildings held in the condominium form of ownership that are governed by the same board of managers and that together exceed 100,000 gross square feet (9290 m^2).

[Exception] Exceptions: The term "covered building" shall not include:

1. **[**real] Real property classified as class one pursuant to subdivision one of section 1802 of the real property tax law; or

2. Real property, not more than three stories, consisting of a series of attached, detached or semi-detached dwellings, for which ownership and the responsibility for maintenance of the HVAC systems and hot water heating systems is held by each individual dwelling unit owner, and with no HVAC system or hot water heating system in the series serving more than two dwelling units, as certified by a registered design professional to the department.

COVERED TENANT SPACE. (i) A tenant space larger than [10,000] 5,000 gross square feet ([929] 465 m^2) on one or more floors of a covered building let or sublet to the same person, or (ii) a floor, of a covered building, larger than [10,000] 5,000 gross square feet ([929] 465 m^2) consisting of tenant spaces let or sublet to two or more different persons.

Exception: The term "covered tenant space" shall not include dwelling units classified in occupancy group R-2 or R-3.

§ 2. Section 28-311.3 of the administrative code of the city of New York, as added by local law number 88 for the year 2009, is amended to read as follows:

§ 28-311.3 Sub-meters required for covered tenant spaces. On and after January 1, 2025, the electrical consumption of each covered tenant space shall be measured by one or more sub-meters. Sub-meters shall be installed in existing covered tenant spaces by the owner or the lessor of such space on or [prior to] before January 1, 2025 and thereafter as new covered tenant spaces are created within the building. If the covered tenant space is a floor with multiple tenancies, each tenancy that is [10,000] 5,000 gross square feet ([929] 465 m^2) or less shall (i) have a separate sub-meter, (ii) share a sub-meter with other tenant spaces on the floor, or (iii) share a sub-meter covering the entire floor.

Exception: Covered tenant space for which the electrical consumption within such space is measured by a meter dedicated exclusively to that space.

§ 3. Section 28-311.5 of the administrative code of the city of New York, as added by local law number 88 for the year 2009, is amended to read as follows:

§ 28-311.5 Reports. The owner of each covered building shall file a report [with the department on or prior to

January 1, 2025] in accordance with the rules of the department prepared by a registered design professional or a licensed master or special electrician certifying that sub-meters have been installed in all covered tenant spaces in such building as required by this article or that covered tenant spaces are subject to the exception set forth in section 28-311.3. The department may impose a fee for filing and processing such reports.

§ 4. Section 28-315.3.1 of the administrative code of the city of New York, as added by local law number 141 for the year 2013, is amended to read as follows:

§ 28-315.3.1 Electrical sub-meters. [The] By January 1, 2025, the installation of electrical sub-meters in tenant spaces in certain buildings in accordance with article 311 of this chapter shall be completed and the owners of such buildings shall file a report [of such installation filed with the department by January 1, 2025.] in accordance with the rules of the department, prepared by a registered design professional or a licensed master or special electrician, certifying compliance with such section The department may impose a fee for filing and reviewing such reports.

§ 5. This local law takes effect immediately.

JW
4/8/16 633p

powered by Legistar™