Legislation Details (With Text)

File #:	Int 1366-2016 **Version:** A	**Name:**	Auditing buildings for compliance with the rent registration requirements of the 421-a tax exemption program.
Type:	Introduction	**Status:**	Enacted
		In control:	Committee on Housing and Buildings
On agenda:	11/16/2016		
Enactment date:	10/16/2017	**Enactment #:**	2017/194

Title: A Local Law to amend the administrative code of the city of New York, in relation to auditing buildings for compliance with the rent registration requirements of the 421-a tax exemption program

Sponsors: Jumaane D. Williams, Stephen T. Levin, Ydanis A. Rodriguez, Helen K. Rosenthal, Carlos Menchaca, Donovan J. Richards, Rosie Mendez, Vincent J. Gentile, Margaret S. Chin, Andrew Cohen, Ben Kallos, The Public Advocate (Ms. James)

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Attachments: 1. Legislative History Report, 2. Summary of Int. No. 1366, 3. Int. No. 1366, 4. November 16, 2016 - Stated Meeting Agenda with Links to Files, 5. Hearing Transcript - Stated Meeting 11-16-16, 6. Committee Report 11/22/16, 7. Hearing Testimony 11/22/16, 8. Hearing Transcript 11/22/16, 9. Proposed Int. No. 1366-A - 9/20/17, 10. Committee Report 9/20/17, 11. Hearing Transcript 9/20/17, 12. Fiscal Impact Statement, 13. September 27, 2017 - Stated Meeting Agenda with Links to Files, 14. Int. No. 1366-A (FINAL), 15. Hearing Transcript - Stated Meeting 9-27-17, 16. Mayor's Letter, 17. Local Law 194, 18. Minutes of the Stated Meeting - September 27, 2017

Date	Ver.	Action By	Action	Result
11/16/2016	*	City Council	Introduced by Council	
11/16/2016	*	City Council	Referred to Comm by Council	
11/22/2016	*	Committee on Housing and Buildings	Hearing Held by Committee	
11/22/2016	*	Committee on Housing and Buildings	Laid Over by Committee	
11/22/2016	*	Committee on Finance	Hearing Held by Committee	
11/22/2016	*	Committee on Finance	Laid Over by Committee	
9/20/2017	*	Committee on Housing and Buildings	Hearing Held by Committee	
9/20/2017	*	Committee on Housing and Buildings	Amendment Proposed by Comm	
9/20/2017	*	Committee on Housing and Buildings	Amended by Committee	
9/20/2017	A	Committee on Housing and Buildings	Approved by Committee	Pass
9/27/2017	A	City Council	Approved by Council	Pass
9/27/2017	A	City Council	Sent to Mayor by Council	
10/16/2017	A	Mayor	Hearing Held by Mayor	
10/16/2017	A	Mayor	Signed Into Law by Mayor	
10/17/2017	A	City Council	Recved from Mayor by Council	

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Int. No. 1366-A

By Council Members Williams, Levin, Rodriguez, Rosenthal, Menchaca, Richards, Mendez, Gentile, Chin, Cohen, Kallos and the Public Advocate (Ms. James)

A Local Law to amend the administrative code of the city of New York, in relation to auditing buildings for compliance with the rent registration requirements of the 421-a tax exemption program

Be it enacted by the Council as follows:

Section 1. Title 26 of the administrative code of the city of New York is amended by adding a new chapter 16 to read as follows:

CHAPTER 16

AUDITS FOR COMPLIANCE WITH 421-A TAX EXEMPTION RENT REGISTRATION REQUIREMENTS

§ 26-1601 Definitions.
§ 26-1602 Audits.
§ 26-1603 Results of audit.

§ 26-1601 Definitions. For the purposes of this chapter:

Department. The term "department" means the department of housing preservation and development.

Rent registration requirement. The term "rent registration requirement" means any requirement that one or more dwelling units within a building receiving benefits under section 421-a of the real property tax law be fully subject to rent stabilization for a prescribed period, including, but not limited to, the requirement that such units be registered as rent stabilized with the state division of housing and community renewal.

Rent Stabilization. The term "rent stabilization" means, collectively, the rent stabilization law of 1969, the rent stabilization code, and the emergency tenant protection act of 1974, together with any successor statutes or regulations addressing substantially the same matter.

§ 26-1602 Audits. The department shall audit no fewer than 20 percent of all buildings that have completed construction and are receiving benefits under section 421-a of the real property tax law annually to determine whether the owners of such buildings are in compliance with all applicable rent registration

requirements.

§ 26-1603 Results of audit. Where an audit performed pursuant to section 26-1602 reveals that a building owner is not in compliance with the applicable rent registration requirements, the department shall take action to bring such building into compliance, which action may include, but need but need not be limited to, commencing tax exemption revocation proceedings.

§ 2. This local law takes effect one year after it becomes law, except that the commissioner of housing preservation and development may take such actions as are necessary for its implementation, including the promulgation of rules, prior to such effective date.

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