



Legislation Details (With Text)

File #: Int 1523-2017 **Version:** A **Name:** Creation of an office of the tenant advocate within the dept of buildings.

Type: Introduction **Status:** Enacted

In control: Committee on Housing and Buildings

On agenda: 3/16/2017

Enactment date: 8/30/2017 **Enactment #:** 2017/161

Title: A Local Law to amend the New York city charter, in relation to the creation of an office of the tenant advocate within the department of buildings

Sponsors: Helen K. Rosenthal, Stephen T. Levin, Rafael Salamanca, Jr., Ydanis A. Rodriguez, Carlos Menchaca, Karen Koslowitz, Deborah L. Rose, Corey D. Johnson, Ben Kallos, Fernando Cabrera, Andrew Cohen, Mark Levine, Vincent J. Gentile

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Attachments: 1. Legislative History Report, 2. Summary of Int. No. 1523-A, 3. Summary of Int. No. 1523, 4. Int. No. 1523, 5. March 16, 2017 - Stated Meeting Agenda with Links to Files, 6. Committee Report 4/19/17, 7. Hearing Testimony 4/19/17, 8. Hearing Transcript 4/19/17, 9. Proposed Int. No. 1523-A - 8/3/17, 10. Committee Report 8/8/17, 11. Hearing Transcript 8/8/17, 12. August 9, 2017 - Stated Meeting Agenda with Links to Files, 13. Int. No. 1523-A (FINAL), 14. Fiscal Impact Statement, 15. Hearing Transcript - Stated Meeting 8-9-17, 16. Mayor's Letter, 17. Local Law 161, 18. Minutes of the Stated Meeting - August 9, 2017

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------------------|------------------------------|--------|
| 3/16/2017 | * | City Council | Introduced by Council | |
| 3/16/2017 | * | City Council | Referred to Comm by Council | |
| 4/19/2017 | * | Committee on Housing and Buildings | Hearing Held by Committee | |
| 4/19/2017 | * | Committee on Housing and Buildings | Laid Over by Committee | |
| 8/8/2017 | * | Committee on Housing and Buildings | Hearing Held by Committee | |
| 8/8/2017 | * | Committee on Housing and Buildings | Amendment Proposed by Comm | |
| 8/8/2017 | * | Committee on Housing and Buildings | Amended by Committee | |
| 8/8/2017 | A | Committee on Housing and Buildings | Approved by Committee | Pass |
| 8/9/2017 | A | City Council | Approved by Council | Pass |
| 8/9/2017 | A | City Council | Sent to Mayor by Council | |
| 8/25/2017 | A | Mayor | Hearing Held by Mayor | |
| 8/30/2017 | A | Mayor | Signed Into Law by Mayor | |
| 9/1/2017 | A | City Council | Recved from Mayor by Council | |

Int. No. 1523-A

By Council Members Rosenthal, Levin, Salamanca, Rodriguez, Menchaca, Koslowitz, Rose, Johnson, Kallos, Cabrera, Cohen, Levine and Gentile

A Local Law to amend the New York city charter, in relation to the creation of an office of the tenant advocate within the department of buildings

Be it enacted by the Council as follows:

Section 1. Chapter 26 of the New York city charter is amended by adding a new section 650 to read as follows:

§ 650. a. Establishment of the office of the tenant advocate. There shall be in the department an office of the tenant advocate, whose duties shall include, but not be limited to:

1. monitoring tenant protection plans to ensure that such plans comply with the requirements of section 28-104.8.4 of the administrative code;

2. establishing a system to receive comments, questions and complaints with respect to tenant protection plans, including, but not limited to, establishing and publicizing the availability of a telephone number to receive such comments, questions and complaints;

3. establishing a system to communicate with tenants who are affected by work in occupied multiple dwellings to ensure that such tenants have notice of such work, understand the applicable tenant protection plan and understand their rights as tenants during such work; and

4. monitoring sites with tenant protection plans to ensure that such sites are complying with such plans and, if the office finds that a site is not complying with such plan, making a recommendation to the commissioner to issue a stop work order for such site until such site is in compliance.

b. Reporting. The office of the tenant advocate shall submit to the mayor and the speaker of the city council, and publish on the department's website, quarterly reports related to the responsibilities of the office, including but not limited to:

1. the number of complaints received by the office and a description of such complaints;

2. the average time taken to respond to such complaints;

3. a description of efforts made to communicate with tenants; and

4. the number of recommendations made to the commissioner to issue a stop work order for a site that is not in complying with a tenant protection plan and the number of such recommendations followed by the commissioner.

c. Posting of office information. The department shall post on its website the phone number of the office of the tenant advocate and a statement indicating that any person may contact such office if such person has a comment, question or complaint regarding tenant protection plans.

§ 2. This local law takes effect 120 days after it becomes law, except that the commissioner of buildings may take such measures as are necessary for its implementation, including the promulgation of rules, prior to its effective date.

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