# Legislation Details (With Text)

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| **File #:** | Int 0443-2018 | **Version:** | * | **Name:** | Requiring landlords to conduct rental inspections on residential properties every 3 years and to annually certify that they are in compliance with the city Housing Maintenance Code. |
| **Type:** | Introduction | | | **Status:** | Filed (End of Session) |
| | | | | **In control:** | Committee on Housing and Buildings |
| **On agenda:** | 2/14/2018 | | | | |
| **Enactment date:** | | | | **Enactment #:** | |
| **Title:** | A Local Law to amend the administrative code of the city of New York, in relation to requiring landlords to conduct rental inspections on residential properties every three years and to annually certify that they are in compliance with the city Housing Maintenance Code | | | | |
| **Sponsors:** | | | | | |
| **Indexes:** | Agency Rule-making Required | | | | |
| **Attachments:** | 1. Summary of Int. No. 443, 2. Int. No. 443, 3. February 14, 2018 - Stated Meeting Agenda, 4. Hearing Transcript - Stated Meeting 02-14-2018, 5. Minutes of the Stated Meeting - February 14, 2018 | | | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 2/14/2018 | * | City Council | Introduced by Council | |
| 2/14/2018 | * | City Council | Referred to Comm by Council | |
| 12/31/2021 | * | City Council | Filed (End of Session) | |

Int. No. 443

By Council Member Cumbo

A Local Law to amend the administrative code of the city of New York, in relation to requiring landlords to conduct rental inspections on residential properties every three years and to annually certify that they are in compliance with the city Housing Maintenance Code

Be it enacted by the Council as follows:

Section 1. Section 27-2005 of the administrative code of the city of New York is amended by adding a new subdivision g to read as follows:

g. The owner of a dwelling required to register the dwelling under subdivision b of section 27-2097 shall inspect such dwelling every three years to ensure compliance with all provisions of the housing maintenance code. The inspection shall be conducted by a home inspector as defined in section 444-b of the real property law. The department shall create and make available on its website a checklist to be used for

inspections. Documentation of proof of inspection shall be filed with, and in a manner to be prescribed by, the department.

§ 2. Subdivision a of section 27-2098 of the administrative code of the city of New York is amended by adding a new paragraph (7) to read as follows:

(7) A certification by the owner, by an officer if the owner is a corporation or by a managing agent designated by the owner to be in control of and responsible for the maintenance and operation of such dwelling that the dwelling is in compliance with all provisions of subchapter 2 of the housing maintenance code.

§ 3. This local law takes effect one year after it becomes law; provided, however, that the commissioner of housing preservation and development shall take all actions necessary for its implementation, including the promulgation of rules, before such date.

MMB
LS # 4639
1/9/18; 3:32 p.m.