



Legislation Details (With Text)

**File #:** Int 1277-2018 **Version:** A **Name:** Preliminary inspections.  
**Type:** Introduction **Status:** Enacted  
**In control:** Committee on Housing and Buildings

**On agenda:** 11/28/2018

**Enactment date:** 6/8/2019 **Enactment #:** 2019/115

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to preliminary inspections

**Sponsors:** Alicka Ampry-Samuel, Rory I. Lancman, Diana I. Ayala, Ben Kallos, Helen K. Rosenthal, Bill Perkins, Carlina Rivera, Robert F. Holden

**Indexes:** Report Required

**Attachments:** 1. Summary of Int. No. 1277-A, 2. Summary of Int. No. 1277, 3. Int. No. 1277, 4. November 28, 2018 - Stated Meeting Agenda with Links to Files, 5. Hearing Transcript - Stated Meeting 11-28-2018, 6. Minutes of the Stated Meeting - November 28, 2018, 7. Committee Report 12/13/18, 8. Hearing Testimony 12/13/18, 9. Hearing Transcript 12/13/18, 10. Proposed Int. No. 1277-A - 5/9/19, 11. Committee Report 5/7/19, 12. Hearing Transcript 5/7/19, 13. Committee Report - Stated Meeting, 14. May 8, 2019 - Stated Meeting Agenda with Links to Files, 15. Hearing Transcript - Stated Meeting 5-8-19, 16. Minutes of the Stated Meeting - May 8, 2019, 17. Int. No. 1277-A (FINAL), 18. Fiscal Impact Statement, 19. Legislative Documents - Letter to the Mayor, 20. Local Law 115

Date	Ver.	Action By	Action	Result
11/28/2018	*	City Council	Introduced by Council	
11/28/2018	*	City Council	Referred to Comm by Council	
12/13/2018	*	Committee on Housing and Buildings	Hearing Held by Committee	
12/13/2018	*	Committee on Housing and Buildings	Laid Over by Committee	
5/7/2019	*	Committee on Housing and Buildings	Hearing Held by Committee	
5/7/2019	*	Committee on Housing and Buildings	Amendment Proposed by Comm	
5/7/2019	*	Committee on Housing and Buildings	Amended by Committee	
5/7/2019	A	Committee on Housing and Buildings	Approved by Committee	Pass
5/8/2019	A	City Council	Approved by Council	Pass
5/8/2019	A	City Council	Sent to Mayor by Council	
6/8/2019	A	Administration	City Charter Rule Adopted	
6/11/2019	A	City Council	Returned Unsigned by Mayor	

Int. No. 1277-A

By Council Members Ampry-Samuel, Lancman, Ayala, Kallos, Rosenthal, Perkins, Rivera and Holden

A Local Law to amend the administrative code of the city of New York, in relation to preliminary inspections

Be it enacted by the Council as follows:

Section 1. Section 28-116.2.1 of the administrative code of the city of New York is amended to read as follows:

**§ 28-116.2.1 Preliminary inspection.** Before approving construction documents, the commissioner is authorized to examine or cause to be examined structures or premises for which an application has been filed. The department shall conduct preliminary inspections of no less than 20 percent of buildings containing six or more units where (i) an application for construction documents is submitted to the department and (ii) the applicant has indicated that the building that is the subject of such application is unoccupied, in order to verify the occupancy status of such sites.

§ 2. Article 116 of chapter 1 of title 28 of the administrative code of the city of New York is amended by adding a new section 28-116.2.1.1 to read as follows:

**§ 28-116.2.1.1 Preliminary inspection reporting.** By January 1, 2021 and no later than January 1 annually thereafter, the department of buildings shall submit to the mayor and the speaker of the council a report describing the findings of preliminary inspections performed pursuant to section 28-116.2.1 in the preceding year. Such report shall include, but not be limited to: (i) the total number of applications found to have falsely indicated that a building was unoccupied; and (ii) for each application found to have falsely indicated that a building was unoccupied, the location of the associated building and date of filing for such application.

§ 3. This local law takes effect on January 1, 2020, except that the commissioner of buildings may take such actions as are necessary for its implementation, including the promulgation of rules, prior to such effective date.

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