Legislation Details (With Text)

File #:	Int 1404-2025 **Version:** *	**Name:**	Allow the occupancy of cellars in certain one- and two-family dwellings.
Type:	Introduction	**Status:**	Filed (End of Session)
		In control:	Committee on Housing and Buildings
On agenda:	9/25/2025		
Enactment date:		**Enactment #:**	
Title:	A Local Law to amend the administrative code of the city of New York, to allow the occupancy of cellars in certain one- and two-family dwellings		
Sponsors:			
Indexes:			
Attachments:	1. Memorandum in Support, 2. Int. No. 1404, 3. September 25, 2025 - Stated Meeting Agenda, 4. Hearing Transcript - Stated Meeting 9-25-25.pdf, 5. Committee Report 9/29/25, 6. Hearing Testimony 9/29/25, 7. Hearing Transcript 9/29/25, 8. Fiscal Impact Statement - City Council, 9. Fiscal Impact Statement - OMB		

Date	Ver.	Action By	Action	Result
9/25/2025	*	City Council	Introduced by Council	
9/25/2025	*	City Council	Referred to Comm by Council	
9/29/2025	*	Committee on Housing and Buildings	Hearing Held by Committee	
9/29/2025	*	Committee on Housing and Buildings	Laid Over by Committee	
9/29/2025	*	Committee on Civil Service and Labor	Hearing Held by Committee	
9/29/2025	*	Committee on Civil Service and Labor	Laid Over by Committee	
12/31/2025	*	City Council	Filed (End of Session)	

Int. No. 1404

By Council Members Sanchez and Hudson (by request of the Mayor)

A Local Law to amend the administrative code of the city of New York, to allow the occupancy of cellars in certain one- and two-family dwellings

Be it enacted by the Council as follows:Section 1. Subdivision a of section 27-2087 of the administrative code of the city of New York is amended to read as follows:

a. Cellar occupancy: 1. No room in the cellar of a one- or two-family dwelling shall be rented and no member of the family or families occupying the dwelling shall use such room for sleeping, eating or cooking purposes, except that a secondary kitchen for accessory cooking may be located in the cellar.

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2. Paragraph 1 of this subdivision shall not apply to the rental and use of an ancillary dwelling unit, as defined in section U102.1 of the New York city building code, that is located in a cellar and for which a certificate of occupancy or temporary certificate of occupancy has been issued.

§ 2. This local law takes effect immediately.