Legislation Details (With Text)

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Int. No. 459

By Council Members Garodnick, Mark-Viverito, Chin, Brewer, Cabrera, Dromm, Fidler, Gennaro, James, Lander, Mendez, Palma, Rodriguez, Rose, Van Bramer, Williams and Nelson

A Local Law to amend the administrative code of the city of New York, in relation to the registration of landlords of multiple dwellings.

Be it enacted by the Council as follows:

Section 1. Paragraph 2 of subdivision a of section 27-2098 of the administrative code of the city of New York is amended to read as follows:

(2) An identification of the owner by name, residence [and], business address and email address. If the owner is a corporation, the identification shall include the name and address of such corporation together with the names, residences [and], business addresses and email addresses of the officers. If the owner of a multiple dwelling is a corporation, the identification shall also include the names and addresses of any person whose share of ownership of the corporation exceeds twenty-five percent. For the purposes of this subdivision, any person owning a share of a parent corporation shall be deemed to be an owner of a share of a subsidiary

corporation equal to the product of the percentage of his or her ownership of the parent corporation multiplied by the percentage of the parent corporation's ownership of the subsidiary corporation. If the owner of a multiple dwelling is a partnership, the identification shall include the name [and], business addresses and email addresses of such partnership together with the names [and], business addresses and email addresses of each general partner and for each limited partner whose share of ownership of the partnership exceeds twenty-five percent, the names [and], business addresses and email addresses of all such limited partners. If the owner is under the age of eighteen years or has been judicially declared incompetent, his or her legal representative shall file the registration statement.

§ 2. Paragraph 3 of subdivision a of section 27-2098 of the administrative code of the city of New York is amended to read as follows:

(3) If the dwelling is a multiple dwelling, the name [and], address and email address of a managing agent designated by the owner to be in control of and responsible for the maintenance and operation of such dwelling and to authorize, on behalf of the owner, the correction of any emergency conditions or the making of any emergency repairs for which the owner is responsible under the provisions of the multiple dwelling law or this code. To qualify for such designation, an agent shall be a natural person over the age of twenty-one years and shall reside within the city or customarily and regularly attend a business office maintained within the city. An owner or corporate officer who meets such qualifications may be designated to serve and registered as the managing agent.

§ 3. Section 27-2098 of the administrative code of the city of New York is amended by adding a new subdivision e to read as follows:

e. A copy of the owner’s name, business address and email address, or, if the owner is a corporation, the name and address of such corporation together with the names, business addresses and email addresses of the officers, or, if the owner is a partnership, the name, business address and email address of such partnership with the names, business addresses and email address of all general partners, or the name, address and email address

of a managing agent designated by the owner to be in control of and responsible for the maintenance and operation of a dwelling and to authorize, on behalf of the owner, the correction of any emergency conditions or the making of any emergency repairs for which the owner is responsible under the provisions of the multiple dwelling law or this code, shall be included with every lease, or lease renewal for every dwelling unit covered by this article.

§ 4. Section 27-2100 of the administrative code of the city of New York is amended to read as follows:

§27-2100 Registration statement; change of address. An owner who is required to register under this article shall inform the department and shall amend his or her registration statement within five days if there is a change of address or email address of the owner, a change in the list of officers of the owner corporation, [or] a change of address or email address of any of such listed officers, or a change in address or email address of any general partner, or a change in address or email address of any limited partner whose share of ownership of the partnership exceeds twenty-five percent. No new filing fee shall be required for the amended registration statement.

§ 5. This local law shall take effect ninety days after enactment.

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