



Legislation Text

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By Council Members Torres, Cornegy, Levine, Ampry-Samuel, Ayala, the Public Advocate (Mr. Williams), Brannan, Espinal, Lancman, Rivera, Maisel and Kallos (by request of the Brooklyn Borough President)

A Local Law to amend the administrative code of the city of New York, in relation to the installation of temperature reporting devices in multiple dwellings

Be it enacted by the Council as follows:

Section 1. Article 11 of subchapter 2 of chapter 2 of title 27 of the administrative code of the city of New York is amended by adding a new section 27-2046.4 to read as follows:

§ 27-2046.4 Duties of owner and occupant with respect to installation and replacement of internet capable temperature reporting devices in class A multiple dwellings. a. For the purposes of this section, an “internet capable temperature reporting device” means a device, resistant to tampering, capable of reading the indoor air temperature not less than once per hour and, either by itself or in combination with another device, recording or reporting such temperatures, along with the date and time for not less than the prior ninety days, in such a manner that the information would be accessible through an ordinary internet connection or displayed through other means when no such connection is present, for the viewing of both tenants and property owners.

b. On January 1, 2020, and every two years thereafter, the department shall identify the 150 class A multiple dwelling buildings with the highest ratio of class C violations of section 27-2029 within the preceding four years to dwelling units within such buildings, excluding any such buildings identified two years prior.

c. For a period of four years, beginning 30 days after a class A multiple dwelling building is identified pursuant to subdivision b, it shall be the duty of the owner of any such building to:

(1) provide and install one or more approved and operational internet capable temperature reporting

devices in each living room of each dwelling unit in such building. Such devices shall be installed pursuant to rules promulgated by the commissioner;

(2) replace any internet capable temperature reporting device which has been stolen, removed, found missing or rendered inoperable during a prior occupancy of the dwelling unit and which has not been replaced by the prior occupancy prior to the commencement of a new occupancy of a dwelling unit;

(3) replace such internet capable temperature reporting device within thirty days after the receipt of written notice that such device has become inoperable due to a defect in the manufacture or installation of such device and through no fault of the occupant of the dwelling unit; and

(4) maintain such records as the commissioner shall prescribe by rule relating to the installation and maintenance of such internet capable temperature reporting devices and make such records available to the commissioner upon request.

d. It shall be the duty of the occupant of each dwelling unit in a class A multiple dwelling in which an internet capable temperature reporting device has been provided and installed by the owner of this section to:

(1) keep and maintain such device in good repair; and

(2) replace any and all internet capable temperature reporting devices which are stolen, removed, missing or rendered inoperable during the occupancy of such dwelling unit.

e. The owner may not charge the occupant of a dwelling unit for the installation or acquisition of a newly installed internet capable temperature reporting device, nor for the replacement of such internet capable temperature reporting device where the replacement is due to wear or malfunction. The owner may charge the occupant of a dwelling unit in which an internet capable temperature reporting device is replaced by the owner, pursuant to paragraph 2 of subdivision d of this section, a maximum of fifty dollars for the cost of each such device.

§ 2. This local law shall take effect on January 1, 2020, except that the commissioner of housing preservation and development shall take all actions necessary for its implementation, including the

promulgation of rules, prior to such effective date.

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