



Legislation Text

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File #: Int 2213-2021, Version: \*

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Int. No. 2213

By Council Members Grodenchik and Vallone

A Local Law to amend the administrative code of the city of New York, in relation to exceptions to the covered buildings definition under local law 97 for the year 2019

Be it enacted by the Council as follows:

Section 1. Exception 2 of the definition of “COVERED BUILDING” in section 28-320.1 of the administrative code of the city of New York, as added by local law number 97 for the year 2019, is amended to read as follows:

[Real property, not more than three stories, consisting of a series of attached, detached or semi-detached dwellings, for which ownership and the responsibility for maintenance of the HVAC systems and hot water heating systems is held by each individual dwelling unit owner, and with no HVAC system or hot water heating system in the series serving more than 25,000 gross square feet (2322.5 m<sup>2</sup>), as certified by a registered design professional to the department.]

A series of attached, detached or semidetached dwelling units, not more than three stories above grade, which are provided collectively with essential services such as, but not limited to, water supply and house sewers, and which units are located on a site or plot not less than 20,000 square feet (1858.0608 m<sup>2</sup>) in area under common ownership, and which units together and in their aggregate are arranged or designed to provide three or more apartments.

§ 2. Exception 1 of the definition of “COVERED BUILDING” in section 28-321.1 of the administrative code of the city of New York, as added by local law number 97 for the year 2019, is amended to read as follows:

[Real property, not more than three stories, consisting of a series of attached, detached or semi-detached dwellings, for which ownership and the responsibility for maintenance of the HVAC systems and hot water heating systems is held by each individual dwelling unit owner, and with no HVAC system or hot water heating system in the series serving more than 25,000 gross square feet (2322.5 m<sup>2</sup>), as certified by a registered design professional to the department.]

A series of attached, detached or semidetached dwelling units, not more than three stories above grade, which are provided collectively with essential services such as, but not limited to, water supply and

house sewers, and which units are located on a site or plot not less than 20,000 square feet (1858.0608 m<sup>2</sup>) in area under common ownership, and which units together and in their aggregate are arranged or designed to provide three or more apartments.

§ 3. This local law takes effect immediately and shall be deemed to have been in full force and effect on the same date as local law 97 for the year 2019.

GZ/NKA  
LS # 17143  
2/1/2021