



Legislation Text

File #: Int 1196-2023, **Version:** *

Int. No. 1196

By Council Members Hudson, Marte, Bottcher, Sanchez, Restler, Riley and Gutiérrez

A Local Law to amend the administrative code of the city of New York, in relation to complaints of housing violations.

Be it enacted by the Council as follows:

Section 1. Subchapter 5 of chapter 2 of title 27 of the administrative code of the city of New York is amended by adding a new article 11 to read as follows:

ARTICLE 11

PROCEDURE FOR COMPLAINTS OF HOUSING VIOLATIONS

§ 27-2155 Complaints of housing violations. a. Definitions. As used in this section, the term “designated citywide languages” has the same meaning as set forth in subdivision a of section 23-1101.

b. The department shall require a tenant or occupant of a dwelling unit in a residential building submitting a complaint of a violation of this code to include, in a form prescribed by the department, contact information for such tenant or occupant, including but not limited to a phone number.

c. No later than 30 days after the department notifies a building owner of a complaint of a violation of this code submitted by a tenant or occupant of a dwelling unit in a residential building, the department shall visit the premises to verify whether such violation has occurred. If the department is unable to enter the dwelling unit to verify whether such violation has occurred, the department shall post on the door of such unit and provide to the building owner a notice that shall include, but not be limited to, the following information in English and the designated citywide languages:

1. The case number of the complaint and the date the complaint was submitted;

2. The date the department attempted to enter the premises to verify whether such violation occurred;

3. Information on how complaints of housing violations are resolved by the department; and

4. The department's phone number and website for tenants to schedule an appointment with the department for services relating to housing complaints and violations.

d. If the department is unable to enter the dwelling unit after visiting the premises at least two times on different days to verify whether a violation of this code has occurred, the department shall contact the tenant or occupant by phone call and text message to schedule an appointment to visit the premises. If the department is unable to reach the tenant or occupant by phone or text message, the department shall categorize the complaint as unresolved and shall post on the door of the dwelling unit and provide to the building owner a notice that shall include, but not be limited to, the following information in English and the designated citywide languages:

1. The dates the department attempted to enter the premises to verify whether such violation occurred;

2. The reason why the complaint is being categorized as unresolved; and

3. The department's phone number and website for tenants to schedule an appointment with the department for services relating to housing complaints and violations.

e. Any building owner or tenant or occupant who submitted a complaint of a violation of this code may contact the department to schedule an appointment for the department to visit the premises to verify whether such a violation has occurred or has been resolved.

f. A complaint of a violation of this code shall be categorized as closed only when the department has verified that a condition has been cured, a condition does not exist or such complaint has otherwise been resolved.

§ 2. This local law takes effect 60 days after it becomes law.

JEF

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