



Legislation Text

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Int. No. 1483

By Council Members Hudson, Nurse, Krishnan, Hanif and Banks

A Local Law to amend the administrative code of the city of New York, in relation to providing advance notice to certain tenants of construction

Be it enacted by the Council as follows:

Section 1. Paragraphs 3 and 4 of subdivision a of section 650 of the charter of the city of New York, as added by local law number 161 for the year 2017, are amended to read as follows:

3. establishing a system to communicate with tenants who are affected by work in occupied multiple dwellings to ensure that such tenants have notice of such work, understand the applicable tenant protection plan and understand their rights as tenants during such work; [and]

4. monitoring sites with tenant protection plans to ensure that such sites are complying with such plans and, if the office finds that a site is not complying with such plan, making a recommendation to the commissioner to issue a stop work order for such site until such site is in compliance[.]; and

§ 2. Subdivision a of section 650 of the charter of the city of New York is amended by adding a new paragraph 5 to read as follows:

5. establishing a system to review notices filed under section 28-121.3 of the administrative code and to communicate with tenants who received notice under section 28-121.1 of such code.

§ 3. Chapter 1 of title 28 of the administrative code of the city of New York is amended by adding a new article 121 to read as follows:

ARTICLE 121

NOTICE TO CERTAIN TENANTS OF CONSTRUCTION

§ 28-121.1 Definitions. For purposes of this article, the term “adjacent building” means any building on a tax lot where such tax lot is on the same block as and adjoins the tax lot where work not constituting minor alterations or ordinary repairs is occurring.

§ 28-121.2 Notice of work not constituting minor alterations or ordinary repairs. An owner of a building shall, at least 14 days prior to the scheduled commencement date of any work not constituting minor alterations or ordinary repairs in the owner’s building, distribute notice of the work to all tenants in the owner’s building and in adjacent buildings. In order to distribute a notice required under this section, an owner of a building may coordinate with owners of adjacent buildings. Notice required under this section shall include the following information:

1. The address of the owner’s building;
2. A description of the type of work to be conducted and of the locations in the building where the work will take place;
3. The scheduled commencement and end dates for the work;
4. The anticipated hours of construction;
5. Information necessary to subscribe to any notification program offered by the department concerning the status of the work;
6. Contact information for the office of the tenant advocate; and
7. Contact information for the general contractor that is expected to perform the work.

§ 28-121.3 Exception. An owner of a building is not required to provide notice to tenants under section 28-121.2 if the owner is required under paragraph 1 of subdivision b of section 27-2009.2 or section 28-120.1.3 to distribute notice to such tenants regarding the involved work.

§ 28-121.4 Filing with the office of the tenant advocate. An owner of a building required to provide notice to tenants under section 28-121.2 shall file a copy of the notice and contact information for the tenants to which the owner distributed the notice with the office of the tenant advocate, no later than 7 days after the owner distributes the notice.

§ 4. This local law takes effect 120 days after it becomes law.

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