

**LOCAL LAWS
OF
THE CITY OF NEW YORK
FOR THE YEAR 2017**

No. 161

Introduced by Council Members Rosenthal, Levin, Salamanca, Rodriguez, Menchaca, Koslowitz, Rose, Johnson, Kallos, Cabrera, Cohen, Levine and Gentile.

A LOCAL LAW

To amend the New York city charter, in relation to the creation of an office of the tenant advocate within the department of buildings

Be it enacted by the Council as follows:

Section 1. Chapter 26 of the New York city charter is amended by adding a new section 650 to read as follows:

§ 650. a. Establishment of the office of the tenant advocate. There shall be in the department an office of the tenant advocate, whose duties shall include, but not be limited to:

1. monitoring tenant protection plans to ensure that such plans comply with the requirements of section 28-104.8.4 of the administrative code;

2. establishing a system to receive comments, questions and complaints with respect to tenant protection plans, including, but not limited to, establishing and publicizing the availability of a telephone number to receive such comments, questions and complaints;

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.

b. Reporting. The office of the tenant advocate shall submit to the mayor and the speaker of the city council, and publish on the department's website, quarterly reports related to the responsibilities of the office, including but not limited to:

- 1. the number of complaints received by the office and a description of such complaints;*
- 2. the average time taken to respond to such complaints;*
- 3. a description of efforts made to communicate with tenants; and*
- 4. the number of recommendations made to the commissioner to issue a stop work order for a site that is not in complying with a tenant protection plan and the number of such recommendations followed by the commissioner.*

c. Posting of office information. The department shall post on its website the phone number of the office of the tenant advocate and a statement indicating that any person may contact such office if such person has a comment, question or complaint regarding tenant protection plans.

§ 2. This local law takes effect 120 days after it becomes law, except that the commissioner of buildings may take such measures as are necessary for its implementation, including the promulgation of rules, prior to its effective date.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, s.s.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on August 9, 2017 and approved by the Mayor on August 30, 2017.

MICHAEL M. McSWEENEY, City Clerk, Clerk of the Council.

CERTIFICATION OF CORPORATION COUNSEL

I hereby certify that the form of the enclosed local law (Local Law No. 161 of 2017, Council Int. No. 1523-A of 2017) to be filed with the Secretary of State contains the correct text of the local law passed by the New York City Council and approved by the Mayor.

STEPHEN LOUIS, Acting Corporation Counsel.