Introduced by Council Members Mendez, the Public Advocate (Ms. James), Barron, Chin, Gibson, Johnson, Koslowitz, Rosenthal, Rodriguez, Van Bramer, King, Williams, Dromm and Kallos (by request of the Manhattan Borough President).

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to amending the obligations of owners to provide notice to their tenants for service interruptions.

Be it enacted by the Council as follows:

Section 1. Section 27-2005 of the administrative code of the city of New York is amended by adding a new subdivision e to read as follows:

   e. 1. The owner of a multiple dwelling shall provide lawful occupants of such multiple dwelling with notice prior to making repairs, or performing other work, that will cause an interruption of any heat, hot water, cold water, gas or electricity service expected to last for two or more hours. The department shall by rule prescribe the form, timing and placement of the notice, provided that the notice shall be publicly posted in a prominent place within the multiple dwelling at least twenty-four hours before the interruption of such service is expected to commence and shall remain posted until such interruption ends. Where the owner expects that an interruption of any heat, hot water, cold water, gas or electricity service will last for less than two hours or where such interruption is due to emergency repairs or work, as defined by department rule, advance notice need not be posted, provided that where such interruption lasts for two or more hours, notice shall be posted as soon as practicable after the commencement of such interruption. Such
notice shall identify the service to be interrupted, the type of work to be performed, the expected
start and end dates of the service interruption. The notice shall be updated as needed. Such
notice shall be posted in English, Spanish and such other languages as the department may
provide by rule.

2. Repairs made pursuant to section 27-2125 of this code shall be exempt from the
provisions of this subdivision.

§ 2. Section 28-304.10 of the administrative code of the city of New York, as added by
local law number 141 for the year 2013, is amended to read as follows:

§ 28-304.10 Occupant notification for elevator work. In occupancy groups [R1] R-1 and [R2]
R-2, when an elevator is to be out of service [for alteration work], a notice identifying the type of
work to be performed and the expected start and end dates for such outage shall be provided in
English, Spanish, and such other languages as the department may provide by rule, in accordance
with sections 28-304.10.1 and 28-304.10.2.

§ 28-304.10.1 Occupant notification for alteration work. When an elevator is to be out of
service for alteration work, notice shall be given to the residential occupants no fewer than 10
business days before the start of the work, except in case of emergency repairs. This
notification requirement does not apply to minor alterations and ordinary repairs.

§ 28-304.10.2 Occupant notification for other elevator service outages. When all elevators
servicing a building or any section of a building are expected to be out of service for two or
more hours, notice shall be posted at least twenty-four hours before the start of the work. When
all elevators servicing a building or any section of a building are expected to be out of service
for less than two hours, or are out of service as the result of emergency work, notice is not
required to be posted, except that where such outage lasts for two or more hours, notice shall
be posted as soon as practicable after the commencement of such service outage.

§ 3. This local law takes effect 120 days after it becomes law, except that the commissioner
of housing preservation and development and the commissioner of buildings shall take such
measures, including the promulgation of rules, as are necessary for its implementation prior to
such 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 May 14, 2015 and approved by the Mayor on June 2, 2015.

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. 47 of 2015, Council Int. No. 222-A of 2014) 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.

JEFFREY D. FRIEDLANDER, Acting Corporation Counsel.