



**TESTIMONY:
Immediately Hazardous
Violation Reinspections**

**TESTIMONY BEFORE THE NEW YORK CITY COUNCIL
COMMITTEE ON HOUSING AND BUILDINGS
NEW YORK CITY DEPARTMENT OF BUILDINGS
MELANIE E. LA ROCCA, COMMISSIONER
NOVEMBER 9, 2021**

Good morning Chair Cornegy and members of the Committee on Housing and Buildings. I am Melanie E. La Rocca, Commissioner of the New York City Department of Buildings (“the Department”). I am pleased to submit testimony in support of a preconsidered bill before the Committee today, which would discontinue required reinspections of immediately hazardous conditions at buildings other than active construction sites.

Supporting homeowners as New York City recovers from the COVID-19 pandemic is critical. The Department recently announced new efforts to support the owners of one- and two-family homes. These efforts include launching a new Homeowner Relief Program, which allows homeowners to address violating conditions at their homes without ever incurring any financial penalties. This program is available to homeowners who have not received a violation from the Department in the past five years. Additionally, for homeowners who are not eligible for the Homeowner Relief Program because they have received a violation in recent years, they will have more time to correct violating conditions without incurring financial penalties moving forward. The Department extended the time a homeowner is able to correct violating conditions before incurring any financial penalties from 40 days to 60 days by rule. This gives homeowners more time to find the right professionals to address violating conditions, which could include hiring a Licensed Master Plumber or Licensed Electrician.

The Department fully supports the preconsidered bill before the Committee as it would build upon the Department's efforts to provide relief to homeowners. Discontinuing required reinspections of immediately hazardous conditions at buildings other than active



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construction sites means that homeowners will not receive violations that carry penalties every 60 days. This means homeowners can avoid incurring penalties that can accumulate quickly and focus on correcting violating conditions and bringing their properties into compliance with applicable regulations. The Department applauds the City Council's efforts and looks forward to working together to further support homeowners.

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