

UPCOMING CHANGE

Local Law 154 of 2017: Updates to Tenant Protection Plans

Beginning December 28, 2017, the following amendments to Section 28-104.8.4 of the Administrative Code, in relation to Tenant Protection Plans (TPP), are in effect:

- [TPP form](#) has been updated to specifically describe the ways of safeguarding safety and health and maintaining essential services during construction:
 - The means and methods to be employed to safeguard the safety and health of the occupants during construction work must be described with particularity and in no case shall terms such as *Code-compliant*, *approved*, *legal*, *protected in accordance with law* or similar terms be used as a substitute for this description.
 - In addition to existing requirements, the TPP **must** specify the means and methods to be used for maintaining essential services during construction work. The TPP **must** also specify the anticipated duration of a disruption to essential services, if the disruption is anticipated, and the means and methods to be employed to minimize the disruption.
- **The Owner is responsible for distributing or posting TPP notices in addition to notifying the Department of Buildings:**
 - Owners are required to provide a copy of the TPP to a tenant upon request.
 - Owners are required to distribute a notice about the TPP to each occupied dwelling unit **or** post a notice regarding the TPP in the building lobby, as well as on each floor within 10 feet of the elevator, or in a building where there is no elevator, within 10 feet of or in the main stairwell on such floor. The notice **must** include:
 - (i) a statement that occupants of the building may obtain a paper copy of the TPP from the Owner and may access the TPP on the Department's website,
 - (ii) the name and contact information of the Site Safety Manager, Site Safety Coordinator, or Construction Superintendent, as applicable, or, if there is no Site Safety Manager, Site Safety Coordinator or Superintendent of construction, the name and contact information of the Owner of the building or the Owner's designee, and
 - (iii) that complaints can be made to 311 regarding the work.
 - Owners are required to notify the Department 72 hours before beginning work in a building with a TPP. The online notification [form](#) which can be accessed on the Department's website is required starting December 28, 2017.

Get more information on [Local Law 154 of 2017](#).

POST UNTIL: March 30, 2018