

## **HPD'S DECEMBER 2018 NOTICE TO PROPERTY OWNERS**

This email advises property owners of their responsibility to meet upcoming deadlines and reporting requirements set forth in recent legislation on bedbugs ([Local Law 69 of 2017](#)), allergen hazards (mold and pests) ([Local Law 55 of 2017](#)), and stove knob covers ([Local Law 117 of 2018](#)). In addition, this email includes updates on the Certificate of No Harassment Pilot Program ([Local Law 1 of 2018](#)).

This notice is intended for informational purposes only and is not intended as legal advice. This notice is not a complete or final statement of all of the duties of owners and tenants with regard to laws and rules relating to housing in New York City.

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### **Bedbugs**

Under [Local Law 69 of 2017](#), owners of multiple dwellings are required to file bedbug infestation history for all dwelling units on an annual basis with HPD. In addition, they are required to either post the filed notice in a common area, or provide it to tenants upon lease renewal or commencement of a new lease.

The filing should be completed between December 17<sup>th</sup>, 2018 and January 31<sup>st</sup>, 2019. On December 17<sup>th</sup> 2018, a link to the reporting application (Bedbug Annual Report) for property owners will be provided through [HPD's Homepage](#), under Quick Links, and on the [Bedbugs landing page](#).

The reporting period covered remains the same (November 2017 through November 2018). After the 2018 filing period, property owners will be required to file a Bedbug Annual Report between December 1<sup>st</sup> and December 31<sup>st</sup> for subsequent years, beginning in December 2019.

**For more information on bedbug reporting requirements, please visit:**

**<https://www1.nyc.gov/site/hpd/owners/bedbugs.page>**

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### **Allergen Hazards**

Allergen hazards can worsen allergies and trigger asthma attacks in people who are sensitive to them. Common indoor allergens or triggers include mold, mice, cockroaches, and rats. Effective

January 19<sup>th</sup>, 2019, [under Local Law 55 of 2018](#), owners of multiple dwellings will be required to annually inspect units for mold, mice, cockroaches, and rats (indoor allergen hazards). Please note that this update only addresses requirements for mold.

Effective January 1<sup>st</sup> 2019, [Local Law 61 of 2018](#) requires the use of two **different** licensed professionals (mold remediators and mold assessors) when a property owner of a building with 10 or more units is addressing mold over 10 square feet (including when addressing HPD “Class B” or “Class C” mold violations):

**Mold assessors:** The mold assessor is required to prepare a mold remediation plan outlining specific requirements including methods to be used to remediate mold. This plan must be submitted to the property owner. In addition, the mold assessor is required to prepare a post-remediation assessment. This assessment is conducted to ensure that a hired independent third party remediation contractor performed the remediation with methods consistent with the mold remediation plan.

**Mold remediators:** The mold remediator must develop a work plan that includes instructions and/or operating procedures that fulfill the requirements in the mold remediation plan developed by the mold assessor. The mold remediator is required to use the safe work practices outlined in Administrative Code §27-2017.9 of Local Law 55 including using plastic sheeting to cover the openings in the work area and using HEPA vacuum-shrouded tools to remove dust.

Both types of mold contractors must be licensed pursuant to the requirements of [Article 32 of the New York State Labor Law](#) and must perform work in accordance with the standards outlined in the Labor Law, in addition to the work practices outlined in Administrative Code §27-2017.9. Administrative Code §24-154 of Local Law 61 requires that the mold remediation work plan and the post-remediation assessment report be filed separately with the Department of Environmental Protection (DEP) by the respective mold contractor. **The contractors are required to file with DEP whether or not the work is done pursuant to an HPD violation.**

**You can search for licensed mold contractors in your area by visiting:**

<https://www.labor.ny.gov/workerprotection/safetyhealth/mold/licensed-mold-contractors-search-tool.shtm>

**To download required notices and pamphlets, and to learn more about an owner’s obligations to correct indoor allergen hazard, including pests, please visit:**

<https://www1.nyc.gov/site/hpd/owners/indoor-allergen-hazards.page>.

**To learn more about the minimum work standards required for licensed mold**

**contractors, please visit:** <https://law.justia.com/codes/new-york/2015/lab/article-32/>.

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[Stove Knob Covers](#)

Effective December 5<sup>th</sup>, 2018, under Administrative Code §27-2046 of Local Law 117,, the owner of a multiple dwelling or a tenant-occupied co-op or condo must provide stove knob covers for gas-powered stoves where the owner knows or reasonably should know that a child under six years of age resides. In addition, the owner is required to provide tenants with an

[annual notice](#). While owners are not required to submit the notices to HPD, they are required to maintain them as documented proof on the availability of stove knob covers, HPD may request that owners produced proof of distribution of annual notices.

**To learn about additional requirements related to the provision of stove knob covers, please visit <https://www1.nyc.gov/site/hpd/owners/stove-knob-covers.page>.**

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### **[Certification of No Harassment Pilot Program](#)**

[Local Law 1 of 2018](#) establishes a three-year pilot program which requires owners of certain buildings to obtain a Certification of No Harassment (CONH) before the Department of Buildings can approve new construction applications for an initial or reinstated permit to perform certain covered categories of work.

As set forth in the law, buildings with high levels of physical distress or ownership changes in certain targeted areas of the City will be placed on a building list, along with buildings meeting certain other criteria in the law. Property owners can now access the Program Pilot Building List, the CONH Pilot Program Application, and an extended list of covered categories of work by visiting the [CONH landing page](#).

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***To learn more about your responsibilities as a property owner, please visit: <https://www1.nyc.gov/site/hpd/owners/homeowner.page>***