

HPD'S JANUARY 2019 NOTICE TO PROPERTY OWNERS

This email is a reminder to property owners about their responsibilities related to the compliance of allergen hazards ([Local Law 55 of 2018](#)), reporting bedbug activity ([Local Law 69 of 2017](#)), and the provision of stove knob covers ([Local Law 117 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.

Allergen Hazards (mold and pests)

Pursuant to [Local Law 55 of 2018](#), property owners of multiple dwellings will be required to annually inspect units for visible mold, mice, cockroaches, and rats (indoor allergen hazards) and to correct these conditions using the safe work practices as specified in Local Law 55 (2018) and the minimum work standards outlined in Article 32 of the New York State Labor Law.

Please note that correction timelines and certification requirements for HPD violations issued for these conditions have also changed, so please review all Notice of Violation packages carefully. In addition, you can visit HPD's [Indoor Allergen Hazard page](#) to view the 'Corrections and Certification Timeline.' You are encouraged to use HPD's guide '[Finalizing Your Mold Certification Documents](#)' to learn about the appropriate documents necessary to properly certify a violation.

[Local Law 61 of 2018](#) requires the use of **two independent** 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 (whether or not the work is done pursuant to a violation). In addition, the person holding a mold remediation license is required to file the Mold Remediation Work Plan with the NYC Department of Environmental Protection. The person holding a mold assessment license is required to file a Post-Remediation Assessment Form and Mold Post-Remediation Certification with DEP as well. The mold contractors should provide you with these filing receipts and you are required to submit them when certifying an HPD violation correction.

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 hazards 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/>.

Bedbugs

Under [Local Law 69 of 2017](#) owners of multiple dwelling(s) are required to electronically file a [Bedbug Annual Report](#) for all dwelling units on an annual basis with HPD. This report captures the bedbug infestation history of the multiple dwelling. The property owner is required to file four items of information:

1. Number of units in the building;
2. Number of units infested with bedbugs
3. Number of units where eradication measures were employed;
4. Number of units re-infested with bedbugs after eradication measures were taken.

Upon filing the Bedbug Annual Report, the property owner will receive a Bedbug Annual Filing Receipt via email. This filing receipt must either be posted in a common area, or be provided to tenants upon lease renewal or commencement of a new lease. The distribution or posting of the filing receipt should also include the [New York City Department of Health and Mental Hygiene's notice that provides information about the prevention, detection, and removal of bedbugs.](#)

The reporting period covered is November 2017 through November 2018.

NOTE: We are continuing to make improvements to the [bedbug portal](#) to ensure that owners can register for the application and then complete their filing; if you have been unable to file prior to today, please try again. New clarifications and instructions have been added. Note that you must establish a new user account for this application (you cannot use your existing PROS or eCertification accounts), and that you must confirm your user account registration by responding to the HPD Enforcement Desk confirmation email.

For more information on bedbug reporting requirements, please visit:

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

Stove Knob Covers

As of December 5th, 2018, under Administrative Code §27-2046 ([Local Law 117 of 2018](#)), 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](#) regarding the installation of stove knob covers.

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>.

To learn more about your responsibilities as a property owner, please visit:

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