

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Notice of Adoption

NOTICE IS HEREBY GIVEN that pursuant to sections 1043 and 1802 of the New York City Charter and Local Law 45 of 2014, which enacted Administrative Code section 26-1103, the Department of Housing Preservation and Development hereby adopts rules requiring posting of a notice in multiple dwellings regarding the availability of a housing information guide for tenants and owners. The proposed rules were published in the City Record on November 3, 2014. A public hearing was held on December 9, 2014.

Statement of Basis and Purpose of Rule

This final rule implements New York City Administrative Code section 26-1103, which was recently enacted by Local Law 45 of 2014. Section 26-1103 requires owners of multiple dwellings to post a notice in a conspicuous place within view of the area in the multiple dwelling to which mail is delivered regarding the availability of a housing information guide for tenants and owners. The law authorizes the Department of Housing Preservation and Development to determine the form of the required notice.

This rule implements a recently enacted requirement in section 26-1103 of the New York City Administrative Code, with only minor discretion or interpretation by the Department of Housing Preservation and Development. Pursuant to section 1043(d)(4)(iv) of the New York City Charter, this rule is exempt from the review and certification requirement of Charter section 1043(d).

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

New material in the following rule is underlined, deleted material is in [brackets].

Section one. Title 28 of the Rules of the City of New York is amended by adding a new Chapter 46 to read as follows:

CHAPTER 46

§46-01. Every owner of a multiple dwelling shall post the following notice in at least 11 point type in a conspicuous place within view of the area in the multiple dwelling to which mail is delivered.

HOUSING INFORMATION GUIDE FOR TENANTS AND OWNERS

A housing information guide, the “ABCs of Housing,” is available on the New York City Department of Housing Preservation and Development’s website at www.nyc.gov/hpd. This guide is also available in print by calling 311.

The guide contains information about the following topics:

- Eviction
- Heat and hot water
- Pest management
- Tenant organizations
- Rent-regulated leases
- Rental assistance for elderly or disabled tenants
- Housing discrimination
- Repairs and maintenance
- Tenant response to owner notifications
- Access for owner inspections and repair
- Free and low-cost legal services

GUÍA DE INFORMACIÓN DE VIVIENDA PARA INQUILINOS Y DUEÑOS

Un guía de información de vivienda los “ABC’s de Vivienda” está disponible en la página web del Departamento de Preservación de Viviendas y Desarrollo de la Ciudad de Nueva York en www.nyc.gov/hpd. Este guía imprimido también está disponible llamando al 311.

El guía contiene información sobre los siguientes temas:

- Desalojo
- Calefacción y agua caliente
- Manejo de plagas
- Organización de inquilinos
- Alquilar de arrendamientos regulados
- Asistencia de alquiler para ancianos o inquilinos deshabilitados
- Discriminación de vivienda
- Reparaciones y mantenimiento
- Respuesta de Inquilinos a notificaciones del dueño
- Acceso para inspecciones de dueños para reparaciones
- Servicios legales gratis y a bajo costo