

NOTICE TO TENANTS

Dear Tenant,

This property has been selected to participate in the New York City Department of Housing Preservation and Development's (HPD) Heat Sensor Program (HSP), pursuant to Local Law 18 of 2020. This program identifies buildings with recurring heat violations for enhanced monitoring and enforcement.

Under this program, the property owner is required to install heat sensors meeting very specific requirements in all apartments in your building by **October 1, 2020**. Owners may not charge the tenant for the acquisition or installation of a heat sensor, nor for replacement that is due to wear or malfunction.

The owner must provide you:

- The option to refuse the installation of a heat sensor A *Certification to Opt Out* form. You must provide that signed document back to the landlord if you wish to opt-out. If you do not submit this form, the owner is obligated to make reasonable attempts to gain access to your apartment for the purchase of doing this installation.
- Information about how to access the results of the heat sensor monitoring for the monitor in your unit.
- Information on how to report broken or defective sensors.

For the duration of the heat season (Oct 1st through May 31st), HPD will conduct inspections of each class A multiple dwelling selected at least once every two weeks, without receipt of complaints, for compliance with the minimum requirements for heat and hot water.

Tenants of each dwelling unit in which a heat sensor has been provided and installed must:

- Keep and maintain such device in good repair
- Replace any device that is stolen, removed, found missing or rendered inoperable during tenant's occupancy of the dwelling unit, except that the owner may make the replacement and charge the tenant a maximum of \$50 for the cost of each replacement.

For more information on the Heat Sensor Program, please visit HPD at www1.nyc.gov/site/hpd/services-and-information/heat-sensors-program.page.

Thank you for your cooperation.