

The notice required by Section 12-06 of Chapter 12 of Title 28 of the Rules of the City of New York (“28 RCNY § 12-06”) shall conform with the following requirements:

- (i) the notice shall have letters not less than three-sixteenths of an inch in height;
- (ii) the lettering of the notice shall be of bold type and shall be properly spaced to provide good legibility and the background shall be of contrasting colors;
- (iii) the notice shall be durable and shall be substantially secured to the common area where posted;
- (iv) the notice shall be of metal, plastic, or decal;
- (v) lighting shall be sufficient to make the notice easily legible.

For the notice otherwise required by 28 RCNY § 12-06, an owner may in lieu of such notice, instead choose to post a single notice that incorporates and complies with 28 RCNY § 12-06 as well as the provisions of 28 RCNY § 12-01(b) and (c) and 28 RCNY § 12-11(b). 28 RCNY § 12-12.1 describes conditions under which a combined notice may be used, combining notice of suspected gas leak procedures with notice for smoke detectors and carbon monoxide detectors. A sample of an approved combined notice is contained in 28 RCNY § 12-12.1 and may also be found on HPD’s website at www.nyc.gov/HPD.

SAMPLE NOTICE – CARBON MONOXIDE DETECTOR DEVICES

NOTICE

The law requires the owner of the premises to provide a carbon monoxide alarm in each apartment in this building. The carbon monoxide alarm must be placed within 15 feet of the primary entrance to each sleeping room, must be equipped with an end of life alarm, and must be periodically replaced by the owner as necessary when the suggested useful life of the alarm expires. Tenants are responsible for the maintenance and repair of the alarms installed in the apartment and for replacing any or all alarms that are stolen, removed, missing, or become inoperable during the occupancy of the apartment, unless an alarm becomes inoperable within one year of being installed due to a manufacturing defect. The occupant of each apartment in which a carbon monoxide alarm is provided and installed must pay the owner \$25.00 per alarm, or a maximum of \$50.00 per device where a combined smoke and carbon monoxide detecting device is installed. This fee covers the cost of the work for the initial installation and each periodic replacement. The occupant has one year from the date of installation to pay the owner.

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