

# STATE OF NEW YORK

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499

2021-2022 Regular Sessions

## IN ASSEMBLY

(Prefiled)

January 6, 2021

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Introduced by M. of A. CARROLL, HEVESI, L. ROSENTHAL, BENEDETTO, COLTON, CYMBROWITZ, DINOWITZ, GOTTFRIED, WEPRIN -- Multi-Sponsored by -- M. of A. GLICK, PERRY -- read once and referred to the Committee on Cities

AN ACT to amend the administrative code of the city of New York, in relation to enacting the New York city department of buildings community accountability act

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Legislative findings. The legislature hereby finds and  
2 declares that the health and safety of the population living in and  
3 around the many construction projects within the densely populated city  
4 of New York is a matter of state concern as pressure mounts to build  
5 more and more while completing projects in the shortest time possible.  
6 Construction is the most dangerous occupation, with death rates four  
7 times the average for other workers and conditions adjacent to  
8 construction sites dangerous to the public.  
9 A comprehensive public reporting system for the tracking of accidents,  
10 vacate orders, safety violations, and enforcement actions of the depart-  
11 ment of buildings is an essential component of assuring greater account-  
12 ability and transparency in assuring compliance with the building code  
13 and the zoning resolution to improve public safety.  
14 § 2. This act shall be known and may be cited as the "New York city  
15 department of buildings community accountability act".  
16 § 3. Section 28-103.18.1 of the administrative code of the city of New  
17 York, as added by local law number 33 of the city of New York for the  
18 year 2007, is amended to read as follows:  
19 § 28-103.18.1 Complaint records. The department shall keep records of  
20 complaints made by any person in reference to any building or other  
21 matter under the jurisdiction of the department. Recorded complaints  
22 shall include the name and residence of the complainant, the name of the

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 person complained of, the date of the entry of the complaint and any  
2 suggested remedies. Except for entries of names and residences of the  
3 complainants, such records shall be made available for public examina-  
4 tion and shall be posted on the department's information website main-  
5 tained by the city of New York, subject to such regulations as the  
6 commissioner shall prescribe.

7 § 4. The administrative code of the city of New York is amended by  
8 adding a new section 28-103.18.2 to read as follows:

9 § 28-103.18.2 Records of construction and building accidents. The  
10 department shall maintain a record of all construction and building  
11 accidents resulting in either injury or death to persons or damage to  
12 property arising out of violations of the building code, including but  
13 not limited to unsafe building orders and stop work orders. Such record  
14 shall be posted on the department's information website maintained by  
15 the city of New York, subject to such regulations as the commissioner  
16 shall prescribe. The commissioner shall cause such accidents to be  
17 investigated and a written report prepared regarding the circumstances  
18 of the accident.

19 § 5. The administrative code of the city of New York is amended by  
20 adding a new section 28-201.5 to read as follows:

21 § 28-201.5 Biannual reports to community boards and borough presi-  
22 dents. The department shall, not less than biannually, provide a report  
23 on department actions to each community board, for department actions  
24 within such board, and to the borough presidents, for actions in the  
25 borough of each borough president. The report shall show all specified  
26 immediately hazardous and specified major violations, the number of such  
27 violations corrected, enforcement actions commenced, and the disposition  
28 of enforcement actions, within the period, separated by community board  
29 and borough president. Such enforcement actions shall include court  
30 actions, orders of closure, and environmental control board actions and  
31 orders, including fines and penalties. The report shall further show all  
32 unsafe building orders, vacate orders, and stop work orders.

33 § 6. The administrative code of the city of New York is amended by  
34 adding a new section 28-207.6 to read as follows:

35 § 28-207.6 Investigation and report; dangerous conditions, vacate  
36 order. Whenever the department has issued an order regarding any danger-  
37 ous conditions pursuant to section 28-216.4 of this chapter or any  
38 vacate order, the commissioner shall cause the circumstances regarding  
39 such order to be investigated, and a written report prepared. Such  
40 report shall be available for public examination, and posted on the  
41 department's information website maintained by the city of New York,  
42 pursuant to such regulations as the commissioner may prescribe.

43 § 7. This act shall take effect one year after it shall have become a  
44 law.