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I N   A S S E M B L Y

April 29, 2014

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Introduced by M. of A. CRESPO -- 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 the registration of property and designation of mailing  
address or addresses

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEM-  
BLY, DO ENACT AS FOLLOWS:

1     Section 1. The administrative code of the city of New York is amended  
2     by adding a new section 11-309.1 to read as follows:  
3     S 11-309.1 REGISTRATION OF PROPERTY. A. THE OWNER OF ANY LOT, PIECE  
4     OR PARCEL OF LAND IN THE CITY OF NEW YORK MUST REGISTER SUCH PROPERTY,  
5     TOGETHER WITH THE SECTION, BLOCK AND LOT NUMBER THEREOF, OR SUCH OTHER  
6     IDENTIFYING INFORMATION AS AT THE TIME IS ESTABLISHED BY THE DEPARTMENT  
7     OF FINANCE, AND A STATEMENT OF THE APPLICANT'S INTEREST THEREIN, TOGETH-  
8     ER WITH A WRITTEN REQUEST THAT SUCH LOT, PIECE OR PARCEL OF LAND BE  
9     REGISTERED IN THE NAME OF THE APPLICANT. IN SUCH STATEMENT THE APPLI-  
10    CANT SHALL DESIGNATE AN ADDRESS TO WHICH OFFICIAL NOTIFICATIONS AND  
11    CORRESPONDENCE SHALL BE MAILED TO, SUCH ADDRESS SHALL BE WHERE THE  
12    APPLICANT RECEIVES THEIR DAILY OR REGULAR MAIL. SUCH APPLICANT SHALL  
13    HAVE THE OPTION OF DESIGNATING A SECOND ADDRESS TO WHICH COPIES OF ALL  
14    OFFICIAL NOTIFICATIONS AND CORRESPONDENCE SHALL BE MAILED. A BRIEF  
15    DESCRIPTION OF SUCH LOT, PIECE OR PARCEL OF LAND CORRESPONDING TO THE  
16    DESCRIPTION THEREOF IN THE STATEMENT SO FILED, TOGETHER WITH THE NAME OF  
17    THE APPLICANT AND HIS OR HER DESIGNATED ADDRESS OR ADDRESSES AND THE  
18    DATE OF SUCH APPLICATION, SHALL THEREUPON BE REGISTERED IN THE DEPART-  
19    MENT OF FINANCE.  
20    B. THE COMMISSIONER OF FINANCE OR HIS OR HER DESIGNEE SHALL FOR THE  
21    PURPOSE OF THIS SECTION PROVIDE APPROPRIATE RECORDS FOR EACH SECTION OF  
22    THE CITY, INCLUDED WITHIN THE RESPECTIVE BOROUGHES, AS THE SAME SHALL  
23    APPEAR UPON THE TAX MAPS OF THE CITY.  
24    S 2. Subdivisions a and b of section 11-312 of the administrative code  
25    of the city of New York, as amended by local law number 26 of the city  
26    of New York for the year 1996, are amended to read as follows:

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

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1 a. One-half (i) the uniform annual water charges and extra and miscel-  
2 laneous charges for water not metered and (ii) annual service charges  
3 shall become due and payable, in advance if entered on January first,  
4 nineteen hundred seventy-four for the period commencing January first,  
5 nineteen hundred seventy-four and ending June thirtieth, nineteen  
6 hundred seventy-four. Commencing on June thirtieth, nineteen hundred  
7 seventy-four, uniform annual water charges and extra and miscellaneous  
8 charges for water not metered and annual service charges shall be due  
9 and payable in advance on the thirtieth day of June in each year, if  
10 entered. If any of such rents and charges which become due and payable  
11 on or before June thirtieth, nineteen hundred seventy-six shall not have  
12 been paid to the commissioner of finance or his or her designee on or  
13 before the last day of the month following the month of entry, it shall  
14 be the duty of the commissioner of finance or his or her designee to  
15 charge, collect and receive interest thereon to be calculated at the  
16 rate of seven percent per annum from the date when such rents and charg-  
17 es became due and payable to December thirty-first, nineteen hundred  
18 seventy-six, and at the rate of fifteen percent per annum from January  
19 first, nineteen hundred seventy-seven to the date of payment. If any of  
20 such rents and charges which shall become due and payable on or after  
21 June thirtieth, nineteen hundred seventy-seven are not paid to the  
22 commissioner of finance or his or her designee on or before the last day  
23 of the month following the month of entry, it shall be the duty of the  
24 commissioner of finance or his or her designee to charge, collect and  
25 receive interest thereon to be calculated at the rate of fifteen percent  
26 per annum from the date when such rents and charges became due and paya-  
27 ble to the date of payment. If not so entered and payable, but entered  
28 at any time subsequent thereto, they shall be due and payable when  
29 entered and notice thereof shall be mailed within five days of such  
30 entry to the [premises against which they are imposed addressed to  
31 either the owner or the occupant and] OWNER OF SUCH PREMISES AT THE  
32 ADDRESS OR ADDRESSES REGISTERED WITH THE DEPARTMENT OF FINANCE PURSUANT  
33 TO SECTION 11-309.1 OF THIS CHAPTER, if entered on or before December  
34 thirty-first, nineteen hundred seventy-six but not paid on or before the  
35 last day of the month following the month of entry, it shall be the duty  
36 of the commissioner of finance or his or her designee to charge, collect  
37 and receive interest thereon to be calculated at the rate of seven  
38 percent per annum from the date of entry to December thirty-first, nine-  
39 teen hundred seventy-six, and at the rate of fifteen percent per annum  
40 from January first, nineteen hundred seventy-seven to the date of  
41 payment; if entered on or after January first, nineteen hundred seven-  
42 ty-seven but not paid on or before the last day of the month following  
43 the month of entry, it shall be the duty of the commissioner of finance  
44 or his or her designee to charge, collect and receive interest thereon  
45 to be calculated at the rate of fifteen percent per annum from the date  
46 of entry to the date of payment.

47 b. All charges for meters and their connections and for their setting,  
48 repair and maintenance, and all charges in accordance with meter rates  
49 for supply of water measured by meter, including minimum charges for the  
50 supply of water measured by meter, shall be due and payable when  
51 entered, and notice thereof shall be mailed within five days of such  
52 entry stating the amount due and the nature of the rent or charge to the  
53 [last known address of the person whose name appears on the record of  
54 such rents and charges as being the owner, occupant or agent or, where  
55 no name appears] OWNER OF SUCH PREMISES AT THE ADDRESS OR ADDRESSES  
56 REGISTERED WITH THE DEPARTMENT OF FINANCE PURSUANT TO SECTION 11-309.1

1 OF THIS CHAPTER, AND to the premises addressed to either the owner or  
2 the occupant, and if entered on or before December thirty-first, nine-  
3 teen hundred seventy-six but not paid on or before the last day of the  
4 month following the month of entry, it shall be the duty of the commis-  
5 sioner of finance or his or her designee to charge, collect and receive  
6 interest thereon to be calculated at the rate of seven percent per annum  
7 from the date of entry to December thirty-first, nineteen hundred seven-  
8 ty-six, and at the rate of fifteen percent per annum from January first,  
9 nineteen hundred seventy-seven to the date of payment; if entered on or  
10 after January first, nineteen hundred seventy-seven but not paid on or  
11 before the thirtieth day following the date of entry, it shall be the  
12 duty of the commissioner of finance or his or her designee to charge,  
13 collect and receive interest thereon to be calculated at the rate of  
14 fifteen percent per annum from the date of entry to the date of payment.

15 S 3. Subdivisions b and c of section 11-313 of the administrative code  
16 of the city of New York, as amended by local law number 26 and subdivi-  
17 sion b as separately amended by local law number 59 of the city of New  
18 York for the year 1996, are amended to read as follows:

19 b. The sewer rents charged against metered premises in accordance with  
20 the provisions of paragraphs two and three of subdivision b of section  
21 24-514 of the code and the rules duly promulgated pursuant to such  
22 section, including the minimum rents for the use of the sewer system,  
23 charged pursuant to such section and rules, and the sewer rents charged  
24 against any premises in accordance with the provisions of paragraphs  
25 four and five of subdivision b of section 24-514 of the code and rules  
26 duly promulgated pursuant to such section, including the minimum rents  
27 for the use of the sewer system, charged pursuant to such section and  
28 rules shall become due and shall become a charge or lien on the premises  
29 when the amount thereof shall have been fixed by the commissioner of  
30 environmental protection, and an entry thereof shall have been made  
31 against such premises with the date of such entry, in the book in which  
32 sewer rents are to be entered. The sewer surcharges charged against any  
33 premises pursuant to section 24-523 of the code shall become due and  
34 shall become a charge or lien on the premises when the amount thereof  
35 shall have been fixed by the commissioner of environmental protection  
36 and an entry thereof shall have been made against such premises in the  
37 book in which sewer surcharges are to be entered. A notice thereof,  
38 stating the amount due and the nature of the rent, surcharge or charge  
39 shall be mailed, within five days after such entry, to the [last known  
40 address of the person whose name appears upon the records in the office  
41 of the department of finance as being the owner, occupant or agent or,  
42 where no name appears, to the premises addressed to either the owner or  
43 the occupant] OWNER OF SUCH PREMISES AT THE ADDRESS OR ADDRESSES REGIS-  
44 TERED WITH THE DEPARTMENT OF FINANCE PURSUANT TO SECTION 11-309.1 OF  
45 THIS CHAPTER. If such rent, surcharge or charge shall have been entered  
46 on or before December thirty-first, nineteen hundred seventy-six but not  
47 paid on or before the last day of the month following the month of  
48 entry, it shall be the duty of the commissioner of finance or his or her  
49 designee to charge, collect and receive interest thereon to be calcu-  
50 lated at the rate of seven percent per annum from the date of entry to  
51 December thirty-first, nineteen hundred seventy-six, and at the rate of  
52 fifteen percent per annum from January first, nineteen hundred seventy-  
53 seven to the date of payment; if entered on or after January first,  
54 nineteen hundred seventy-seven but not paid on or before the thirtieth  
55 day following the date of entry, it shall be the duty of the commission-  
56 er of finance or his or her designee to charge, collect and receive

1 interest thereon to be calculated at the rate of fifteen percent per  
2 annum from the date of entry to the date of payment. The rents or charg-  
3 es for the use of the sewer system charged during any specified period  
4 of time pursuant to the provisions of section 24-514 of the code and the  
5 rules promulgated thereunder shall be computed, in accordance with the  
6 provisions of such section and the rules duly promulgated thereunder, on  
7 the basis of water rents or charges computed for the same period.

8 c. Sewer rents charged against unmetered premises in accordance with  
9 the provisions of paragraphs two and three of subdivision b of section  
10 24-514 of the code and the rules duly promulgated pursuant to such  
11 section, for the use of the sewer system during the one-year period  
12 commencing on the first day of July of each year, shall be due and paya-  
13 ble and shall become a charge or lien on the premises on the first day  
14 of January following such first day of July, if entered, except that  
15 commencing on June thirtieth, nineteen hundred seventy-four such sewer  
16 rents shall be due and payable in advance on the thirtieth day of June  
17 in each year, if entered, and shall become a charge or lien on the prem-  
18 ises on such date. If any of such rents or charges which became due and  
19 payable on or before June thirtieth, nineteen hundred seventy-six shall  
20 not have been paid to the commissioner of finance or his or her designee  
21 within thirty days after such first day of January, or, commencing on  
22 the thirtieth day of June, nineteen hundred seventy-four, on or before  
23 the last day of the month following the month of entry, it shall be the  
24 duty of the commissioner of finance or his or her designee to charge,  
25 collect and receive interest thereon to be calculated at the rate of  
26 seven percent per annum from the date when such charges became due and  
27 payable to December thirty-first, nineteen hundred seventy-six, and at  
28 the rate of fifteen percent per annum from January first, nineteen  
29 hundred seventy-seven to the date of payment. If any of such rents or  
30 charges which shall become due and payable on or after June thirtieth,  
31 nineteen hundred seventy-seven are not paid to the commissioner of  
32 finance or his or her designee on or before the last day of the month  
33 following the month of entry, it shall be the duty of the commissioner  
34 of finance or his or her designee to charge, collect and receive inter-  
35 est thereon to be calculated at the rate of fifteen percent per annum  
36 from the date when such rents or charges became due and payable to the  
37 date of payment. If not so entered and payable, but entered at any time  
38 subsequent thereto, they shall be due and payable and shall become a  
39 charge or lien on the premises when entered and notice thereof shall be  
40 mailed within five days after such entry, to the [last known address of  
41 the person whose name appears upon the records in the department of  
42 finance as the owner or the occupant or if no name appears] OWNER OF  
43 SUCH PREMISES AT THE ADDRESS OR ADDRESSES REGISTERED WITH THE DEPARTMENT  
44 OF FINANCE PURSUANT TO SECTION 11-309.1 OF THIS CHAPTER, AND to the  
45 premises addressed to either the owner or occupant. If any of such rents  
46 or charges which were entered on or before December thirty-first, nine-  
47 teen hundred seventy-six but not paid on or before the last day of the  
48 month following the month of entry, it shall be the duty of the commis-  
49 sioner of finance or his or her designee to charge, collect and receive  
50 interest thereon to be calculated at the rate of seven percent per annum  
51 from the date of entry to December thirty-first, nineteen hundred seven-  
52 ty-six, and at the rate of fifteen percent per annum from January first,  
53 nineteen hundred seventy-seven to the date of payment; if entered on or  
54 after January first, nineteen hundred seventy-seven but not paid on or  
55 before the last day of the month following the month of entry, it shall  
56 be the duty of the commissioner of finance or his or her designee to

1 charge, collect and receive interest thereon to be calculated at the  
2 rate of fifteen percent per annum from the date of entry to the date of  
3 payment. The sewer rents charged against unmetered premises for the use  
4 of the sewer system during the one-year period commencing on the first  
5 day of July of each year shall be computed in accordance with the  
6 provisions of section 24-514 of the code and the rules duly promulgated  
7 thereunder, upon the basis of water rents or charges computed for the  
8 same period.

9 S 4. Section 11-314 of the administrative code of the city of New  
10 York, as amended by local law number 59 of the city of New York for the  
11 year 1996, is amended to read as follows:

12 S 11-314 Notice of rules and regulations; penalty for nonpayment;  
13 water supply cut off. The rates and charges for supply of water, the  
14 annual service charges and minimum charges, the sewer rents, the sewer  
15 surcharges, the rules and regulations concerning the use of water, all  
16 other rules and regulations affecting users of water or concerning  
17 charges for supply of water, restrictions of the use of water, installa-  
18 tion of meters, and all rules and regulations affecting property  
19 connected with the sewer system, penalties and fines for violations of  
20 rules and regulations shall be printed on each bill and permit so far as  
21 in the judgment of the commissioner of environmental protection they are  
22 applicable. This section and such printing and the printing of this  
23 section on such bills and permits shall be sufficient notice to owners,  
24 tenants or occupants of premises to authorize the imposition and recov-  
25 ery of any charges, surcharges and fines imposed under such rules and  
26 regulations and of any penalties imposed in pursuance of this chapter in  
27 addition to cutting off the supply of water. Where water charges payable  
28 in advance or sewer rents or charges payable as provided in subdivision  
29 c of section 11-313 of this chapter, are not paid within the period  
30 covered by such charges or rents, and a notice of such nonpayment is  
31 mailed by the commissioner of finance to the [premises addressed to  
32 "owner or occupant,"] OWNER OF SUCH PREMISES AT THE ADDRESS OR ADDRESSES  
33 REGISTERED WITH THE DEPARTMENT OF FINANCE PURSUANT TO SECTION 11-309.1  
34 OF THIS CHAPTER, the commissioner of environmental protection may shut  
35 off the supply of water to such premises. Where water charges not paya-  
36 ble in advance or sewer rents, sewer surcharges or charges payable as  
37 provided in subdivisions b and d of section 11-313 of this chapter have  
38 been made by the department and remain unpaid for more than thirty days  
39 or where the commissioner of environmental protection has certified that  
40 there is a flagrant and continued violation of a provision or provisions  
41 of section 24-523 of the code or of any rule or regulation promulgated  
42 pursuant thereto or of any order of the commissioner of environmental  
43 protection issued pursuant thereto, after notice thereof mailed to the  
44 [premises addressed to "owner or occupant,"] OWNER OF SUCH PREMISES AT  
45 THE ADDRESS OR ADDRESSES REGISTERED WITH THE DEPARTMENT OF FINANCE  
46 PURSUANT TO SECTION 11-309.1 OF THIS CHAPTER, the commissioner of envi-  
47 ronmental protection may shut off the supply of water to the premises.

48 S 5. This act shall take effect on the ninetieth day after it shall  
49 have become a law. Effective immediately any rules or regulations neces-  
50 sary for the timely implementation of this act on its effective date are  
51 authorized and directed to be made and completed on or before such  
52 effective date.