

5046

2015-2016 Regular Sessions

I N   A S S E M B L Y

February 10, 2015

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Introduced by M. of A. PERRY -- Multi-Sponsored by -- M. of A. ARROYO,  
COOK -- 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 liability for an illegal conversion

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 28-210.5 to read as follows:  
3     S 28-210.5 LIABILITY FOR ILLEGAL CONVERSION. A. FOR THE PURPOSES OF  
4     THIS SECTION, AN "ILLEGAL CONVERSION" SHALL MEAN THE CREATION OR MODIFI-  
5     CATION OF A HOUSING UNIT OR UNITS, FOR WHICH APPROVAL OR PERMITS ARE  
6     REQUIRED BY LAW OR REGULATION, WITHOUT FIRST OBTAINING SUCH APPROVAL OR  
7     PERMITS FROM THE DEPARTMENT OF BUILDINGS.  
8     B. IN THE EVENT AN ILLEGAL CONVERSION HAS OCCURRED, DETERMINED BY  
9     ORDER OR JUDGMENT OF THE ENVIRONMENTAL CONTROL BOARD, THE CONTRACTOR OR  
10    INDIVIDUAL WHO PERFORMED THE CONSTRUCTION SHALL BE HELD LIABLE FOR ANY  
11    MONETARY PENALTIES RELATED THERETO.  
12    C. NOTWITHSTANDING ANY PROVISION OF LAW TO THE CONTRARY, THE OWNER OF  
13    THE BUILDING IN WHICH AN ILLEGAL CONVERSION HAS BEEN PERFORMED SHALL NOT  
14    BE HELD LIABLE FOR SUCH MONETARY PENALTIES PURSUANT TO A DETERMINATION  
15    OF AN ILLEGAL CONVERSION UNLESS:  
16    (I) HE OR SHE IS ALSO THE INDIVIDUAL WHO PERFORMED THE CONSTRUCTION;  
17    OR  
18    (II) HE OR SHE KNEW OR REASONABLY SHOULD HAVE KNOWN THAT APPROVAL OF  
19    THE DEPARTMENT OF BUILDINGS AND PERMITS WERE REQUIRED AND HAD NOT BEEN  
20    OBTAINED PRIOR TO SUCH CONSTRUCTION.  
21    D. IT SHALL BE A COMPLETE AND AFFIRMATIVE DEFENSE TO ANY VIOLATIONS  
22    ISSUED BY THE DEPARTMENT OF BUILDINGS FOR ILLEGAL CONVERSIONS OR WORK  
23    DONE WITHOUT A PERMIT THAT:

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

LBD03744-01-5

1 (I) THE DEPARTMENT OF FINANCE RECORDS AND THE DEPARTMENT OF BUILDINGS  
2 RECORDS CONFLICT AS TO THE DESCRIPTION OR ASSESSMENT OF THE SUBJECT  
3 PROPERTY; OR

4 (II) THE OWNER OF THE BUILDING PURCHASED SAID PROPERTY IN THE ILLEGAL  
5 CONVERSION CONDITION.

6 S 2. This act shall take effect on the ninetieth day after it shall  
7 have become a law.