

STATE OF NEW YORK

1304

2017-2018 Regular Sessions

IN SENATE

January 9, 2017

Introduced by Sen. AVELLA -- read twice and ordered printed, and when printed to be committed to the Committee on Cities

AN ACT to amend the general city law, in relation to the review of construction plans by cities

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

1 Section 1. Subdivision 24 of section 20 of the general city law, as
2 amended by chapter 742 of the laws of 1979, is amended to read as
3 follows:

4 24. To regulate and limit the height, bulk and location of buildings
5 hereafter erected, to review and approve plans for construction or
6 reconstruction of any structure proposed to be made within its bounda-
7 ries for compliance with any codes, rules or regulations, to regulate
8 and determine the area of yards, courts and other open spaces, and to
9 regulate the density of population in any given area, and for said
10 purposes to divide the city into districts. Notwithstanding any other
11 provision of law, no city shall be permitted to accept certification of
12 documents for new or newly reconstructed buildings from architects or
13 engineers as a substitute for review and approval of such plans by an
14 employee or contractor of the city who is a licensed architect or
15 licensed engineer. Provided, however, no city employee or contractor
16 shall review and approve any documents which he or she has submitted as
17 an architect or engineer. Such regulations shall be uniform for each
18 class of buildings throughout any district, but the regulations in one
19 or more districts may differ from those in other districts. Such regu-
20 lations shall be designed to secure safety from fire, flood and other
21 dangers and to promote the public health and welfare, including, so far
22 as conditions may permit, provision for adequate light, air, convenience
23 of access, and the accommodation of solar energy systems and equipment
24 and access to sunlight necessary therefor, and shall be made with
25 reasonable regard to the character of buildings erected in each

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

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1 district, the value of land and the use to which it may be put, to the
2 end that such regulations may promote public health, safety and welfare
3 and the most desirable use for which the land of each district may be
4 adapted and may tend to conserve the value of buildings and enhance the
5 value of land throughout the city.

6 § 2. This act shall take effect July 1, 2019.