STATE OF NEW YORK

10199

IN SENATE

May 5, 2026

Introduced by Sen. KAVANAGH -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the multiple dwelling law and the administrative code of the city of New York, in relation to certain alterations to multiple dwellings; and repealing certain provisions of the multiple dwelling law relating thereto

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

Section 1. Section 28, subdivision 5 of section 34, subdivisions 1, 2, 3 and 5 of section 177, subdivision 5 of section 216, and subdivisions 2, 3, 4, 5, 6, 7 and 8 of section 300 of the multiple dwelling law are REPEALED.

§ 2. Subdivision 11 of section 3 of the multiple dwelling law, as amended by chapter 806 of the laws of 1972, is amended to read as follows:

11. Notwithstanding any other provision of this section, the following enumerated articles, sections and subdivisions of sections of this chapter shall not apply to the construction or alteration of multiple dwellings for which an application for a permit is made to the department after December sixth, nineteen hundred sixty-nine in a city having a population of one million or more [~~which adopts or has adopted local laws, ordinances, resolutions or regulations providing protection from fire hazards and making provision for escape from fire in the construction and alteration of multiple dwellings and in other respects as protective as local law seventy-six of the laws of the city of New York for nineteen hundred sixty-eight and covering the same subject matter as the following~~]: subdivisions twenty-five, twenty-seven, [~~twenty-eight, thirty-five-c,~~] thirty-six and thirty-nine of section four, subdivision three of section twenty-eight, sections thirty-six, thirty-seven, fifty, fifty-one, fifty-two, fifty-three, fifty-five, sixty, sixty-one, sixty-seven, subdivisions one, two, four and five of section seventy-five, article four, article five, article five-A, **and** article six [~~and article seven-B~~]; except that after December sixth, nineteen

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

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hundred sixty-nine where a multiple dwelling erected prior to December sixth, nineteen hundred sixty-nine is altered, or a building erected prior to December sixth, nineteen hundred sixty-nine is converted to a multiple dwelling pursuant to a permit applied for to the department having jurisdiction, the foregoing articles, sections and subdivisions of sections shall remain applicable where a local law of such city authorizes such alteration or conversion to be made, at the option of the owner, either in accordance with the requirements of the building law and regulations in effect in such city prior to December sixth, nineteen hundred sixty-eight or the requirements of the building law and regulations in effect after such date, and the owner elects to comply with the requirements of the building law and regulations in effect prior to December sixth, nineteen hundred sixty-eight.

§ 3. Paragraph b of subdivision 1 of section 26 of the multiple dwelling law, as amended by chapter 630 of the laws of 1965, is amended to read as follows:

b. The construction, enlargement, conversion or alteration of any dwelling undertaken pursuant to plans filed prior to December fifteenth, nineteen hundred sixty-one in compliance with the provisions of sections twenty-six[~~,~~] **and** twenty-seven [~~**and twenty-eight**~~] of this chapter, as they existed prior to the enactment of chapter ten hundred seventy-two of the laws of nineteen hundred sixty, effective July first, nineteen hundred sixty-one may be commenced, continued or completed as if such sections remained in full force and effect. Notwithstanding the provisions of [~~**subdivision four of**~~] section three hundred, the department shall not require any change or modification in the height or bulk or in the area of yards, courts and other open spaces of dwellings to be erected or enlarged pursuant to plans filed prior to December fifteenth, nineteen hundred sixty-one as a condition for the reissuance of a building permit or the renewal of an approval, except as may otherwise be provided by local law, ordinance or zoning ordinance.

§ 4. Subdivision 2 of section 30 of the multiple dwelling law is amended to read as follows:

2. Except as in this section and in sections thirty-three, seventy-six, one hundred fifteen, one hundred sixty, one hundred seventy-six, two hundred, two hundred thirteen, two hundred fifty and two hundred fifty-one **or** otherwise expressly provided, every room, including kitchens, water-closet compartments and bathrooms, shall have at least one window opening directly upon a street or upon a lawful yard, court or space above a setback upon the same lot as that occupied by the multiple dwelling in which such room is situated. Every such window shall be so located as to light properly all portions of the room.

§ 5. Paragraph a of subdivision 6 of section 34 of the multiple dwelling law, as amended by chapter 919 of the laws of 1957, is amended to read as follows:

a. Such apartment has at least one half of its height and all of its window surfaces above every part of an "adequate adjacent space." Such "adequate adjacent space" shall be open to the sky, shall be properly drained to the satisfaction of the department, and shall be a continuous surface area outside the dwelling not less than thirty feet in its least dimension and abutting at same level, or directly below, every part of the exterior walls of such apartment and of every other apartment on the same floor. Such "adequate adjacent space" shall include only space which is located on the same lot or plot as the dwelling or on a street or public place or space. **For buildings not more than seventy-five feet in height and when an "adequate adjacent space" of thirty feet cannot be**

provided, an open space at least twenty feet in its least dimension shall be provided along the entire width of the building.

§ 6. Section 54 of the multiple dwelling law is amended to read as follows:

§ 54. Cellar entrance. **1.** There shall be a direct entrance to the cellar, or to the lowest story if there be no cellar, from the outside of every multiple dwelling erected after April eighteenth, nineteen hundred twenty-nine, except that in non-fireproof multiple dwellings erected after such date which are three stories or less in height and occupied by not more than two families on any story, any stair leading to such cellar or lowest story may be located inside the dwelling provided it is enclosed in fireproof walls and fireproof doors and assemblies with the doors self-closing, at both the level of such cellar or lowest story and that of the story above. No such outside entrance existing in any multiple dwelling on April eighteenth, nineteen hundred twenty-nine, shall be obstructed.

2. The requirements and standards prescribed in this section shall be subject to variation in specific cases by the commissioner of the department or the board of standards and appeals of such city, in accordance with paragraph two of subdivision (b) of section six hundred forty-five and section six hundred sixty-six of the New York city charter.

§ 7. Paragraph b of subdivision 2 of section 76 of the multiple dwelling law, as added by chapter 969 of the laws of 1960, is amended to read as follows:

b. Every apartment in a class A dwelling, except old-law tenements, shall also contain a bath **or shower**, which may be in a separate compartment or together with the water-closet in a bathroom. There shall be access to at least one such compartment or bathroom from every bedroom without passing through any other bedroom.

§ 8. Section 161 of the multiple dwelling law, as added by chapter 562 of the laws of 1954, is amended to read as follows:

§ 161. Application of article five-A. The provisions of this article shall apply to garden-type maisonette dwelling projects erected under plans filed with the department on or after April eighteenth, nineteen hundred fifty-four. They shall apply to all such dwellings unless their application is expressly limited to dwellings of a particular class. They shall apply in addition to, and not in substitution for, the provisions of article three. Such dwellings need not comply with the provisions of sections [~~twenty-eight,~~] thirty-five, thirty-six, fifty, fifty-four, and sixty-five, or with articles four, five, six or seven of this chapter, but such dwellings shall comply with all of the provisions of the building code applicable to residential buildings of this type and kind. A garden-type maisonette dwelling project, which is erected in accordance with the applicable provisions of this chapter for fireproof or non-fireproof dwellings other than the provisions of this article five-A, shall not be required to comply with the provisions of this article.

§ 9. Section 174 of the multiple dwelling law is amended to read as follows:

§ 174. Size of rooms. Every living room shall contain five hundred fifty cubic feet or more of air, shall be at least six feet wide at its narrowest part and shall have a minimum height of seven feet if such room is in the basement, of seven feet at all points more than six feet from the front of such room if it is on the top story, and of eight feet if on any other story, except that whenever a basement conforms to the

provisions of [~~subdivision four of~~] section one hundred seventy-seven the living rooms in such basement may have a minimum height of six feet eight inches from the finished floor to the bottom of any beams projecting below the level of the finished basement ceiling and of seven feet to the ceiling between such beams.

§ 10. Subdivision 4 of section 177 of the multiple dwelling law, paragraph (g) as added by chapter 309 of the laws of 1965, is amended to read as follows:

[~~4.~~] The basement of a converted dwelling may be used for living purposes without meeting the requirements of subdivisions one and two of section one hundred seventy-three if such dwelling meets the other applicable requirements of such section and of this chapter, including the following:

[~~a.~~] **1.** Such a dwelling shall not exceed three stories, including the basement, in height.

[~~b.~~] **2.** It shall be occupied by not more than one family on any story, including the basement. For the purposes of this [~~subdivision~~] **section** a family shall not be deemed to include any boarders, lodgers or roomers.

[~~c.~~] **3.** It shall have at least one court two feet or more in width extending across the entire depth of the lot from the street to the yard.

[~~d.~~] **4.** The department shall deem the basement to be adequately lighted and ventilated, free of any dampness, sanitary and habitable.

[~~e.~~] **5.** There shall be a separate water-closet compartment within the basement apartment conforming to the provisions of section two hundred.

[~~f.~~] **6.** Such dwelling shall not be required to comply with section one hundred eighty-seven if a scuttle is provided conforming to section one hundred eighty-eight.

[~~(g)~~] **7.** This subdivision is applicable only to buildings noted, classified or recorded as such converted dwellings in the department prior to January first, nineteen hundred sixty-six.

§ 11. Paragraphs a and h of subdivision 1 of section 187 of the multiple dwelling law are amended to read as follows:

a. If a dwelling is two stories or less in height, or if it is three stories including a basement in height and conforms to the conditions of [~~subdivision four of~~] section one hundred seventy-seven, a single means of egress from each story to the street shall be sufficient.

h. Where a required means of egress leads to a yard less than thirty feet in depth, except as provided in [~~paragraph f of~~] subdivision [~~four~~] **six** of section one hundred seventy-seven, there shall be access from such yard to the street through a court or fireproof passage, or to the yard or court of adjoining premises by a gate or door through an intervening fence, or, if the department deems such gate or door impracticable and so certifies, by a ladder to the top of an intervening fence or wall or by such other means as the department may require.

§ 12. Paragraph a of subdivision 10 of section 248 of the multiple dwelling law, as amended by chapter 839 of the laws of 1965, is amended to read as follows:

a. There shall be a [~~central~~] **permanent** heating system adequate to heat every sleeping room in a dwelling to the temperature requirements prescribed by subdivision one of section seventy-nine of this chapter.

§ 13. Paragraph (b) of subdivision 1 of section 277 of the multiple dwelling law, as added by chapter 734 of the laws of 1985, is amended to read as follows:

(b) Window openings in exterior walls shall conform with the limitations [~~of table 3-4 chapter twenty-six of the administrative code of the~~

~~city of~~] **described in the** New York **city construction codes**, unless such windows are fire protected and provided with either a minimum of one sprinkler head per window or window automatic closing devices, acceptable to the department of buildings.

§ 14. Paragraphs (b) and (c) of subdivision 2 of section 277 of the multiple dwelling law, as added by chapter 734 of the laws of 1985, are amended to read as follows:

(b) if non-fireproof, does not exceed a height of six stories, and eighty-five feet measured to the ceiling of the highest floor in a depth of one hundred feet; or does not exceed a height of seven stories, and eighty-five feet and a depth of one hundred feet and is wet sprinklered throughout; and has a maximum floor area between the two hour rated [~~partitions~~] **wall assemblies** constructed in accordance with [~~section C26-504.2 of the administrative code of the city of~~] **the** New York **city construction codes** of:

(i) three thousand square feet; or

(ii) five thousand square feet if the building is six stories or less in height and is fully wet sprinklered; or

(iii) five thousand square feet if the building is seven stories in height and is fully wet sprinklered and has a stand pipe system; or

(iv) ten thousand square feet if the building is fully wet sprinklered and has one hour rated ceilings.

(c) complies with the **applicable construction classification** requirements **and exterior wall opening limitations** of [~~table 3-4 chapter twenty-six of the administrative code of the city of~~] **the** New York [~~for J-2 occupancy~~] **city construction codes**.

§ 15. Paragraph (b) of subdivision 6 of section 277 of the multiple dwelling law, as added by chapter 734 of the laws of 1985, is amended to read as follows:

(b) complies with the standards of lighting, ventilation, size of rooms, alcoves and balconies contained in [~~section C26-1205.0 through and including sections C26-1205.5 and C26-1205.7 of the administrative code of the city of~~] **the** New York **city construction codes**, except as otherwise provided in paragraph (d) of subdivision seven of this section.

§ 16. Subdivision 7 of section 277 of the multiple dwelling law, as added by chapter 734 of the laws of 1985, paragraph (e) as amended by chapter 559 of the laws of 1995, is amended to read as follows:

7. Minimum light and air standards for joint living-work quarters for artists or general residential portions of lofts or manufacturing and commercial buildings altered to residential use shall comply with the following:

(a) Portions of such buildings which are occupied exclusively as joint living-work quarters for artists as permitted by local law shall comply with the following:

(i) The minimum size of a joint living-work quarters for artists shall be twelve hundred square feet of interior space, except as otherwise authorized by the zoning resolution of the city of New York, for units occupied for residential purposes on or before January first, nineteen hundred eighty-five.

(ii) Joint living-work quarters for artists shall conform to the standards for light and ventilation of [~~sections C26-1205.0 through and including section C26-1205.7 of the administrative code of the city of~~] **the** New York **city construction codes**.

(b) Portions of such buildings which are occupied exclusively as residential units as permitted by local law shall comply with the following:

(i) Every dwelling unit shall have one or more windows:

A. which open onto a street, a court with a dimension of fifteen feet perpendicular to the windows and one hundred square feet minimum area above a setback or a [~~thirty~~] **twenty** foot rear yard; or

B. for corner lots or lots within one hundred feet of a corner, where the minimum horizontal distance between such windows opening onto a rear yard and the rear lot line is at least twenty feet; or

C. for interior lots, where the minimum horizontal distance between such windows opening onto a rear yard and any wall opposite such windows on the same or another zoning lot is at least twenty feet and not less than a distance equal to one-third of the total height of such wall above the sill height of such windows; but need not exceed forty feet; or

D. for interior lots where the minimum horizontal distance between such windows opening onto a rear yard and any wall opposite such windows on the same or another zoning lot is at least fifteen feet and the minimum size of such dwelling unit is twelve hundred square feet; [~~or~~] **and**

E. in no event shall the distance between such windows and the rear lot line be less than five feet; and

F. yards and courts may be existing or may be new in buildings seven stories or less in height.

(ii) The minimum required ratio of window area opening onto a street, rear yard, or court to the floor area of every living room shall:

A. be ten percent where the floor area of such living room is less than five hundred square feet; or

B. decrease, by one percent for every one hundred square feet greater than five hundred square feet of floor area of such living room, to a minimum of five percent; and

C. in no event shall the distance between such window area and the rear lot line be less than five feet; and

D. at least fifty percent of the required window area shall be openable.

(c) Ventilation of spaces other than living rooms, including enclosed work spaces for joint living-work quarters for artists shall be either in accordance with this section or in accordance with the administrative code of the city of New York.

(d) No building converted pursuant to this article shall be enlarged, except where the underlying zoning district permits residential use. Such an enlargement shall be in conformance with the bulk regulations for conforming residential use for new construction and shall be in conformance with the provisions of section twenty-six of this chapter. No interior floor area enlargement shall be permitted except that a mezzanine with a minimum headroom of seven feet shall be allowed within individual dwelling units, provided that the gross floor area of such mezzanine does not exceed one-third of the floor area contained within such dwelling unit. No mezzanine shall be included as floor area for the purpose of calculating the minimum required size of a living room or a dwelling unit or for calculating floor area devoted to dwellings. For the purpose of this article a mezzanine may be constructed above the level of the roof of a building as long as the aggregate area of roof structures does not exceed one-third of the total roof area and the roof structures conform with applicable building code requirements.

(e) The kitchen located within dwelling units and having a floor area of eighty square feet or more shall have natural ventilation as prescribed in [~~sections 27-749 and 27-750 of chapter twenty-seven of the administrative code of the city of~~] **the** New York **city construction**

codes. Open kitchens shall be considered as part of the adjacent space where forty percent of the area of the separation between the spaces is open and without doors. If the floor area of the combined space exceeds seven hundred fifty square feet, a separate bedroom shall not be required. When the floor area is less than eighty square feet the kitchenette shall be ventilated by either of the following:

(i) Natural means complying with [~~sections 27-749 and 27-750 of chapter twenty-seven of the administrative code of the city of~~] the New York city construction codes and further that the windows shall have a minimum width of twelve inches, a minimum area of three square feet, or ten percent of the floor area of the space, whichever is greater and be so constructed that at least one-half of their required area may be opened. When the space is located at the top story, the window or windows may be replaced with a skylight whose minimum width shall be twelve inches, whose minimum area shall be four square feet or one-eighth of the floor area of the space, whichever is greater and which shall have ventilation openings of at least one-half of the required area of the skylight.

(ii) Mechanical means exhausting at least two cubic feet per minute of air per square foot of floor area. Where doors are to be used to separate the space, the lower portion of each door shall have a metal grill containing at least forty-eight square inches of clean openings or in lieu of such grill, two clear opening spaces may be provided, each of at least twenty-four square inches, one between the bottom of each door and the floor and the other between the top of each door and the head jamb.

(f) When bathrooms and toilet rooms are ventilated by natural means, the natural ventilation sources shall comply with [~~sub-article 1205.0 of chapter twenty-six of the administrative code of the city of~~] the New York city construction codes and shall have an unobstructed free area of at least five percent of the floor area. In no case shall the net free area of the ventilation sources be less than one and one-half square feet. When bathrooms and toilet rooms are vented by mechanical means, individual vent shafts or ducts constructed of non-combustible materials with a minimum cross section area of one square foot shall be utilized, the exhaust system shall be capable of exhausting at least fifty cubic feet per minute of air. Means shall be provided for egress of air by louvers in doors, by undercutting the door, or by transfer ducts, grills or other openings. Toilet exhaust systems shall be arranged to expel air directly to the outdoors.

(g) A single station smoke detector shall be installed immediately outside each sleeping or bedroom area of each dwelling unit. Such device shall be designed and installed so as to detect smoke and activate an alarm, be reasonably free from false alarms and provide visible indication that the alarm is energized. Such device shall be directly connected to the lighting circuit of the dwelling or rooming unit with no intervening wall switch and shall provide a warning signal clearly audible in all sleeping quarters with intervening doors closed. Cord connected installations or smoke detectors which rely exclusively on batteries are not permissible. Such devices shall either be approved or listed by an acceptable testing service or laboratory.

§ 17. Subdivision 1 of section 300 of the multiple dwelling law, paragraph a as amended by chapter 411 of the laws of 1949, is amended to read as follows:

[~~1.~~] It shall be unlawful to commence the construction or alteration of a multiple dwelling or any part or section thereof, or of any building or structure on the same lot with such a dwelling, or the alteration or conversion of a building for use as a multiple dwelling, or the

moving of a dwelling from one lot to another, until the issuance of a permit [~~by the department upon compliance with all of the following requirements:~~

~~a. The owner, or a registered architect or licensed professional engineer designated by the owner as his agent, shall file with the department, upon a form furnished by it, a detailed statement of the specifications for the construction, alteration, conversion or moving of such dwelling or structure and for its use and occupancy, together with as many complete copies of the plans of such work as may be required by the department.~~

~~b. Such statement shall give the name and residence, by street and number, of the owner of such dwelling or structure. If such construction, alteration, conversion or moving is proposed to be done by any other person than the owner of the land in fee, such statement shall also contain the name and residence, by street and number, of every person interested in such land and dwelling, either as owner, as lessee or in any representative capacity.~~

~~c. Such statement shall be verified by an affidavit of the person making it. Said affidavit shall allege that said specifications and plans are true and contain a correct description of such dwelling or structure, of the class and kind thereof, of its occupancy of the lot and of the proposed work. No architect or engineer shall be recognized as the agent of the owner unless he shall file with the department a written instrument, signed by the owner, designating him as such agent. Any false allegation in respect to a material point shall be deemed perjury.~~

~~d. Such specifications, plans and statements shall be filed in the department, which shall cause them to be examined. If such plans and specifications conform to the provisions of this chapter, to the building code and regulations, and to all other applicable law, they shall be approved by the department, and a written certificate to that effect shall be issued to the person entitled thereto~~] **in accordance with the New York city construction codes**.

§ 18. Section 301 of the multiple dwelling law, paragraph b of subdivision 1 as amended by chapter 893 of the laws of 1968, subdivision 4 as amended by chapter 131 of the laws of 1979, subdivision 6 as added by chapter 406 of the laws of 1992 and subdivision 7 as added by chapter 214 of the laws of 2022, is amended to read as follows:

§ 301. Certificate of compliance or occupancy. 1. No multiple dwelling shall be occupied in whole or in part until the issuance of a certificate by the department that said dwelling conforms in all respects to the requirements of this chapter, to the building code and rules and to all other applicable law[~~, except that no such certificate shall be required in the case of:~~

~~a. Any class B multiple dwelling existing on April eighteenth, nineteen hundred twenty-nine, for which a certificate of occupancy was not required before such date and in which no changes or alterations have been made except in compliance with this chapter, and~~

~~b. Any old-law tenement, or any class A multiple dwelling erected after April twelfth, nineteen hundred one, which was occupied for two years immediately before January first, nineteen hundred nine, and in which no changes or alterations have been made except in compliance with the tenement house law or this chapter, or wherein:~~

~~(1) two or more apartments are combined creating larger residential units, and~~

~~(2) the total legal number of families within the building is being decreased, and~~

~~(3) the bulk of the buildings is not being increased~~

~~These exceptions shall not be deemed to relieve any owner from the obligation to make every alteration required in any old-law tenement or other multiple dwelling in compliance with the applicable provisions of this chapter.~~

~~2. Except as above provided, no dwelling constructed as or altered or converted into a multiple dwelling after April eighteenth, nineteen hundred twenty-nine, shall be occupied in whole or in part until the issuance of a certificate of compliance or occupancy.~~

~~3. Such certificate shall be issued within ten days after written application therefor if the dwelling shall be entitled thereto. The department shall, on request of the owner or of his certified agent, issue a certificate of compliance or occupancy for any existing multiple dwelling not requiring such certificate, provided that, after an inspection by the department, no violations are found against such dwelling~~].

[~~4.~~] **2.** The head of the department may, on the request of the owner or [~~his~~] **such owner's** certified agent, issue a temporary certificate of compliance or occupancy for a multiple dwelling or a section or a part thereof for a period of ninety days or less, provided that such certificate shall bear the endorsement that the dwelling has been inspected by the department and complies with all the requirements of this chapter, and that such temporary occupancy will not jeopardize life, health or property. Such temporary certificate may be renewed at the discretion of the head of the department [~~for similar periods but shall not extend, together with such renewals, beyond a total period of two years from the date of its original issuance~~] **issued in accordance with the standards prescribed by the New York city charter and administrative code of the city of New York**.

[~~5.~~] **3.** A certificate, a record in the department, or a statement signed by the head of the department that a certificate has been issued, may be relied upon by every person who in good faith purchases a multiple dwelling or who in good faith lends money upon the security of a mortgage covering such a dwelling. Whenever any person has so relied upon such a certificate, no claim that such dwelling had not, prior to the issuance of such certificate, conformed in all respects to the provisions of this chapter shall be made against such person or against the interest of such person in a multiple dwelling to which such a certificate applies or concerning which such a statement has been issued.

[~~6. Notwithstanding any general or local law to the contrary, a certificate issued for any multiple dwelling organized pursuant to the provisions of article nine-B of the real property law, shall be deemed issued for each dwelling unit contained within such multiple dwelling in full compliance with the requirements of this section.~~

~~7.~~] **4.** a. Any certificate by the department authorizing occupancy of a dwelling as a Class B hotel shall also authorize occupancy of units in such dwelling for permanent residence purposes notwithstanding any provision of this chapter or of any state law, local law, ordinance, resolution or regulation that would otherwise prohibit such occupancy, require a change or alteration to the dwelling, or require a new or amended certificate, provided that: (1) such occupancy for permanent residence purposes shall be subject to the approval of the local housing agency in its discretion; (2) a portion of such dwelling shall be

located within a district that under the local zoning regulations or ordinances permits residential uses or within four hundred feet of such a district, and such dwelling shall not be located in an industrial business zone established pursuant to chapter six-D of title twenty-two of the administrative code of the city of New York; (3) in the case of a property at which any hotel workers are represented by a collective bargaining representative, prior to the proposed conversion of such property to occupancy for permanent residence purposes, the collective bargaining representative shall be notified in writing of the proposed conversion, and the property owner shall certify prior to the local housing agency approving such occupancy that the collective bargaining representative has mutually agreed in a separate writing with the property owner to undertake the specific conversion described in the written notice; and (4) such dwelling shall meet the conditions in paragraph b of this subdivision. Alterations to the configuration of any such units shall be permitted and shall comply with any applicable requirements of any state law, local law, ordinance, resolution or regulation relating to Class B hotels. If occupancy for permanent residence purposes is authorized under the provisions of this subdivision within a district where the local zoning regulations or ordinances would not otherwise permit such use, the residential tenants shall be notified of the district's zoning.

b. Occupancy of units in a dwelling shall not be authorized under the provisions of paragraph a of this subdivision unless such units are (1) financed by the state pursuant to and in compliance with the provisions of article thirty-one of the private housing finance law; or (2) purchased, acquired, or financed by a local housing agency, for the purpose of creating supportive and/or affordable housing to be operated by an appropriate nonprofit organization pursuant to a regulatory agreement or contract with such local agency for low-income households or people experiencing homelessness immediately prior to entering such housing, where tenants shall earn no more than sixty percent of the area median income and all units are rent stabilized and subject to permanent affordability restrictions. For purposes of this paragraph, "appropriate nonprofit organization", "affordable housing", "experiencing homelessness", "rent stabilized", and "permanent affordability restrictions" shall have the same meaning as defined in article thirty-one of the private housing finance law.

§ 19. Section 170 of the multiple dwelling law, as amended by chapter 959 of the laws of 1966, is amended to read as follows:

§ 170. Application of article six and other provisions to converted dwellings. The provisions of this article shall apply to converted dwellings and to such dwellings only. They shall apply to all converted dwellings unless their application is expressly limited to dwellings of a particular class. The following enumerated articles and sections shall also apply to all converted dwellings unless so limited:

Article 1. Introductory provisions; definitions.
2. Miscellaneous application provisions.
7-a. Temporary provisions.
8. Requirements and remedies.
9. Registry of names and service of papers.
10. Prostitution.
11. Laws repealed; saving clause; legislative intent; effect.
§ [~~28. Two or more buildings on same lot~~]
29. Painting of courts and shafts

31. Size of rooms--subdivision six
35. Entrance doors and lights
37. Artificial hall lighting
52. Stairs
55. Wainscoting
56. Frame buildings and extensions
57. Bells; mail receptacles
58. Incombustible materials
59. Bakeries and fat boiling
[~~§~~] 60. Motor vehicle storage
61. Business uses
62. Parapets, guard railings and wires--subdivision two
75. Water supply
76. Water-closet and bath accommodations
77. Plumbing and drainage
78. Repairs
79. Heating
80. Cleanliness
81. Receptacles for waste matter
83. Janitor or housekeeper

§ 20. Section 210 of the multiple dwelling law, as amended by chapter 959 of the laws of 1966, is amended to read as follows:

§ 210. Application of article seven and other provisions to tenements. Except as provided in section two hundred forty-eight, the provisions of this article shall apply only to tenements, as defined in subdivision eleven of section four, occupied as such before April eighteenth, nineteen hundred twenty-nine. Unless in this article otherwise specifically prescribed, none of its provisions shall be deemed to require any structural alteration in any tenement erected after April eleventh, nineteen hundred one and lawfully occupied as such on April eighteenth, nineteen hundred twenty-nine. Nothing in this article shall apply to converted dwellings. In addition to the provisions of this article, the following enumerated articles and sections shall, to the extent required therein, apply to tenements:

Article 1. Introductory provisions; definitions
2. Miscellaneous application provisions
7-a. Temporary provisions
8. Requirements and remedies
9. Registry of names and service of papers
10. Prostitution
11. Laws repealed; saving clause; legislative intent; effect
§ [~~28. Two or more buildings on same lot~~]
29. Painting of courts and shafts
31. Size of rooms--subdivision six
33. Cooking spaces
34. Rooms in basements and cellars
35. Entrance doors and lights
37. Artificial hall lighting
51. Shafts, elevators and dumbwaiters
52. Stairs
53. Fire-escapes
55. Wainscoting
56. Frame buildings and extensions
[~~§~~] 57. Bells; mail receptacles
58. Incombustible materials
59. Bakeries and fat boiling

60. Motor vehicle storage
61. Business uses
62. Parapets, guard railings and wires--subdivision two
75. Water supply
76. Water-closet and bath accommodations
77. Plumbing and drainage
78. Repairs
79. Heating
80. Cleanliness
81. Receptacles for waste matter
83. Janitor or housekeeper

§ 21. Subdivision 1 of section 278 of the multiple dwelling law, as added by chapter 734 of the laws of 1985, is amended to read as follows:

1. The provisions of this article apply to buildings with residential, mixed or joint living-work quarters or artists' occupancy as herein provided and to such buildings only. In addition to the provisions of this article, the following enumerated articles and sections of this chapter shall, to the extent required therein, apply to such buildings:

Article 1. Introductory provisions: definitions
2. Miscellaneous application provisions except subdivision two of section nine
8. Requirements and remedies
9. Registry of names and service of papers
10. Prostitution
11. Laws repealed; saving clause; effect

Section [~~28. Two or more buildings on same lot~~]
29. Painting of courts and shafts
31. Size of rooms, subdivision six only
37. Artificial hall lighting
53. Fire-escapes
55. Wainscoting, subdivision two only
56. Frame buildings and extensions
57. Bells; mail receptacles
58. Incombustible materials
59. Bakeries and fat boiling
60. Motor vehicle storage
61. Business uses (except paragraph c of subdivision one and subdivision three)
62. Parapets, guard railings and wires

§ 22. Subdivision c of section 27-2084 of the administrative code of the city of New York is amended to read as follows:

c. The basement of a dwelling converted in accordance with the provisions of [~~subdivision four of~~] section one hundred seventy-seven of the multiple dwelling law may be occupied only if the dwelling is classified and recorded in the department as such a converted dwelling prior to January first, nineteen hundred sixty-six.

§ 23. This act shall take effect immediately and shall apply to all buildings in existence on or constructed after such date.