STATE OF NEW YORK

10695

IN SENATE

September 11, 2026

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

AN ACT to amend the executive law and the administrative code of the city of New York, in relation to time limitations for application review and issuance of residential and mixed-use building permits

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

Section 1. Section 381 of the executive law is amended by adding a new subdivision 7 to read as follows:

7. Upon an application for a residential or mixed-use building permit which is deemed complete, the building department of a local government or county government, if applicable, shall provide the applicant with an estimated timeframe in which the department will determine if the complete application is compliant with permit standards. If the estimated timeframe exceeds thirty business days, the applicant may retain, at the applicant's sole expense, a private qualified professional licensed pursuant to article one hundred forty-five and/or one hundred forty-seven of the education law, as appropriate, to examine the plans and specifications for their compliance with the requirements imposed pursuant to this article and by any local ordinances adopted pursuant to this article. The building department shall process the permit application within twenty business days of the submission of a report submitted by a qualified professional and issue or deny the application within such timeframe.

§ 2. Section 28-105.5 of the administrative code of the city of New York, as amended by section 1 of part A of local law number 126 of the city of New York for the year 2021, is amended to read as follows:

§ 28-105.5 Application for permit. All applications for permits shall be submitted on forms furnished by the department. Applications shall include all information required by this code, other applicable law or the rules of the department. The applicant shall list any portions of the design that have been approved for deferred submittal in accordance with section 28-104.2.6. The application shall set forth an inspection program for the project. An application for a permit shall be submitted

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

LBD16114-02-6

no later than 12 months after the approval of all required construction documents (other than those documents approved for deferred submittal). The department shall provide written notification to owners of adjoining property at the time such application is submitted. **Upon an application for a residential or mixed-use building permit which is deemed complete, the department shall provide the applicant with an estimated timeframe in which the department will determine if the complete application is compliant with permit standards under this code. If the estimated time-frame exceeds thirty business days, the applicant may retain, at the applicant's sole expense, a private qualified professional licensed pursuant to article one hundred forty-five and/or one hundred forty-seven of the education law, as appropriate, to examine the plans and specifications for their compliance with this code. The building department shall process the permit application within twenty business days of the submission of a report submitted by a qualified professional and issue or deny the application within such timeframe.**

§ 3. This act shall take effect on the ninetieth day after it shall have become a law.