STATE OF NEW YORK

6600--B

Cal. No. 627

2025-2026 Regular Sessions

IN SENATE

March 18, 2025

Introduced by Sens. JACKSON, SEPULVEDA -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading -- again amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to amend the multiple dwelling law, in relation to requiring the inspection of certain non-fireproof buildings and compliance with the New York city housing maintenance code and the New York city construction codes

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

Section 1. The multiple dwelling law is amended by adding a new section 140-a to read as follows:

§ 140-a. Inspection and compliance. 1. a. Every non-fireproof multiple dwelling in a city having a population of one million or more shall be inspected every three years for compliance with the fire safety standards set forth in the New York city housing maintenance code and the New York city construction codes.

b. It shall be the duty of every person, firm or corporation acting either as owner, agent, contractor or lessee of such multiple dwellings to conduct such fire safety inspections which shall include but not be limited to electrical wiring, circuits, outlets, switches, cords, and related equipment. Such inspections shall be conducted by an inspector certified by an entity approved by the New York city department of buildings.

c. Every person, firm or corporation acting either as owner, agent, contractor or lessee of such multiple dwelling shall submit a fire safety inspection report for each building owned or operated by such person,

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

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firm or corporation to the department of buildings or other appropriate local agency every three years.

2. Fire safety inspection reports shall include:

a. the number and nature of the fire safety hazards found during fire safety inspections; and

b. a description of the mitigation or repairs made in response to such fire safety inspection, including the number of repairs or improvements made.

3. Failure to submit a report by September first of the third year in the three-year cycle shall result in a fine of one hundred dollars per day until the report has been submitted.

4. Those dwellings not in compliance with such fire safety standards shall have six months from such inspection to make repairs or improvements necessary to comply with such standards.

5. An owner, agent, contractor or lessee may contact the appropriate agency to assist with fire safety inspections should the owner, agent, contractor or lessee believe an area may be too dangerous to inspect without agency assistance.

6. Owners of multiple dwellings in a city having a population of one million or more who fail to make repairs or improvements necessary for compliance with the New York city housing maintenance code and the New York city construction codes shall be subject to a fine of one hundred dollars per day until the dwelling complies with such code. Any dwelling that remains non-compliant with such code for a period of six months or more shall cause a lien to be placed upon such dwelling until all repairs or improvements are complete and rents are adjusted based on rent abatements, due to the unsafe conditions originating from the owners' non-compliance.

7. The New York city department of buildings shall promulgate rules and regulations as necessary to effectuate these requirements.

§ 2. This act shall take effect immediately.