§ 25. Application of article three. The provisions of this article shall apply to all multiple dwellings existing on July first, nineteen hundred fifty-two, and shall also apply to dwellings converted to multiple dwelling occupancy on or after July first, nineteen hundred fifty-two, provided, however, that this article shall not apply to hotels and similar dwellings in any city, town or village with respect to which the provisions of article four are applicable. The provisions of this article shall apply in addition to and not in substitution for the provisions of article two. Provisions of this article shall be complied with on or before July first, nineteen hundred fifty-four.