LOCAL LAWS
OF
THE CITY OF NEW YORK
FOR THE YEAR 2025

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No. 86

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Introduced by Council Members Nurse, Restler, Cabán, Ossé, Avilés, Sanchez, Brooks-Powers, Gutiérrez, Hudson, Banks, Hanif, Abreu, Marte, Riley, Bottcher, Banks, Won, Williams, Krishnan, De La Rosa, Feliz, Ayala, Schulman, Brewer, Louis, Lee, Rivera, Mealy and the Public Advocate (Mr. Williams).

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to posting certain information in multiple dwellings containing rent stabilized units

Be it enacted by the Council as follows:

Section 1. Section 27-2104 of the administrative code of the city of New York, as amended by local law number 5 for the year 1992, is amended to read as follows:

§ 27-2104 Posting of serial number *and sign regarding rent stabilized dwelling units*. *a.* An identification sign containing the dwelling serial number assigned by the department for the purpose of identifying the registered multiple dwelling and the owner, managing agent, and agent designated by the owner for the collection of rental payments if different from the managing agent, shall be posted in every multiple dwelling in the manner and location prescribed by the department.

b. In any multiple dwelling that contains 1 or more dwelling units subject to the rent stabilization law of 1969 pursuant to chapter 4 of title 26, the owner shall post a notice in a form approved by the commissioner in a conspicuous location within the common area at the entrance of such building, that reads as follows: "This building contains one or more units that are subject to the Rent Stabilization Law of 1969. To find out if your unit is registered as rent stabilized,

contact the New York State Division of Housing and Community Renewal (DHCR). Owners of such buildings must submit an annual filing to DHCR and provide each tenant with a copy of the information that pertains to their unit. Owners that fail to file may be subject to penalties." Such sign shall also include the phone number of the New York state division of housing and community renewal office of rent administration and the website address where a rent stabilization inquiry may be submitted to the New York state division of housing and community renewal. Such sign shall be posted in English and Spanish and include a website address where the notice may be obtained in any of the other designated citywide languages, as defined in section 23-1101. The department may update such sign to reflect the name of the agency or entity that provides information on whether a dwelling unit is registered as a rent stabilized dwelling unit as needed.

c. Any owner who violates the provisions of subdivision b of this section shall be liable for a civil penalty pursuant to subdivision (a) of section 27-2115.

§ 2. Prior to the effective date of section one this local law, the department of housing preservation and development shall execute an agreement with the New York state division of housing and community renewal to use data regarding the rent stabilization status of a building for the purposes of enforcing subdivision b of section 27-2104 of the administrative code of the city of New York, as added by section one of such local law.

§ 3. This local law takes effect 210 days after it becomes law, except that section two of this local law takes effect immediately.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, s.s.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on May 28, 2025 and returned unsigned by the Mayor on June 30, 2025.

MICHAEL M. McSWEENEY, City Clerk, Clerk of the Council.

CERTIFICATION OF CORPORATION COUNSEL

I hereby certify that the form of the enclosed local law (Local Law No. 86 of 2025, Council Int. No. 1037-A of 2024) to be filed with the Secretary of State contains the correct text of the local law passed by the New York City Council, presented to the Mayor, and neither approved nor disapproved within thirty days thereafter.

SPENCER FISHER, Acting Corporation Counsel.