

COMMITTEE ON HOUSING AND BUILDINGS

1

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND BUILDINGS

----- X

May 28, 2025

Start: 9:53 a.m.

Recess: 9:58 a.m.

HELD AT: COMMITTEE ROOM - CITY HALL

B E F O R E: Pierina Ana Sanchez, Chairperson

COUNCIL MEMBERS:

Shaun Abreu

Alexa Avilés

Eric Dinowitz

Crystal Hudson

Lincoln Restler

OTHER COUNCIL MEMBERS ATTENDING:

Sandy Nurse

SERGEANT-AT-ARMS: This is a microphone check for the vote on the Committee on Housing and Buildings located in the Committee Room on May 28, 2025, by Pat Kurzyna.

SERGEANT-AT-ARMS: Good morning, and welcome to today's New York City Council vote for the Committee on Housing and Buildings.

At this time, we ask that you silence all electronic devices and at no time are you to approach the dais.

Chair Hudson, you're ready to begin.

CHAIRPERSON SANCHEZ: [GAVEL] Good morning. I'm Council Member Pierina Sanchez, Chair of the Committee on Housing and Buildings.

Today, we are voting on Proposed Intro. 1037-A sponsored by Council Member Sandy Nurse in relation to posting certain information in multiple dwellings containing rent-stabilized units. The rent-stabilized status of rental units is not publicly advertised, making it difficult for New Yorkers to determine whether they are being overcharged for rent. The New York State Division of Homes and Community Renewal, the State agency tasked with regulating rent-stabilized units, offers an online

search tool to determine whether a particular building contains rent-stabilized units. But to determine whether a specific unit is rent-stabilized, a tenant must submit a request to DHCR, a resource that many tenants remain unaware of. Proposed Intro. 1037-A would require signage in the common areas of buildings containing rent-stabilized units to inform tenants that they may submit such an inquiry to DHCR, therefore ensuring that more rent-stabilized tenants know of their ability to determine whether their unit is rent-stabilized.

We're also voting on Proposed Intro. 1207-A sponsored by Council Member Carmen De La Rosa in relation to allowing for practical experience gained separately but concurrently with an apprenticeship to count toward the supervised practical experience time requirement for the granting of high-pressure boiler operating engineer licenses. Unlike other trades with apprenticeship pathways, the high-pressure boiling operating engineer apprenticeship is conducted via classroom instruction so that applicants could, if made permissible, attend the apprenticeship training at night while partaking in supervised practical

experience during the day. This bill would allow applicants to complete the two-year apprenticeship and the three-year practical experience requirements concurrently within the same time frame, streamlining the process for those seeking such licensure.

I will now turn it over to Council Member Nurse to speak on her legislation.

COUNCIL MEMBER NURSE: Thanks, Chair Sanchez. I'll be very, very brief. I just wanted to thank you for moving forward this bill. There's about 2.5 million tenants in New York City who, you know, will be empowered by having this information in the common area of their building. And as our rent-stabilized tenants are aging and passing and people are leaving the city, new tenants that come into these buildings will now have the option to be able to see that they may be in a rent-stabilized unit or that the entire building might be subject to that law. We saw over the last three years overcharged complaints in courts go from about 500 to about 900 so people are taking this up, they're seeking their rent history, and they're finding that they're being overcharged illegally. And the absence of this information about the status of the unit is really

1 COMMITTEE ON HOUSING AND BUILDINGS

5

2 allowing bad landlords to illegally raise rents, do
3 harassment, and ultimately lead to eviction. So it's
4 a small bill, it's simple, but I think it will have a
5 profound impact on people who are moving into these
6 buildings and are just unaware that they're in rent-
7 stabilized stock. So, thank you so much, Chair
8 Sanchez, for moving this forward. Thank you.

9 CHAIRPERSON SANCHEZ: Thank you, Council
10 Member.

11 Are there any other comments from
12 Colleagues?

13 Hearing none, I will turn it over to the
14 Clerk to call the roll.

15 COMMITTEE CLERK WILLIAM MARTIN: Good
16 morning. William Martin, Committee Clerk. Roll call
17 vote Committee on Housing and Buildings, Proposed
18 Introductions 1037-A and 1207-A. Items are coupled.
19 Chair Sanchez.

20 CHAIRPERSON SANCHEZ: Aye.
21 Congratulations.

22 COMMITTEE CLERK WILLIAM MARTIN: Dinowitz.

23 COUNCIL MEMBER DINOWITZ: Aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Feliz.
25 Abreu.

1 COMMITTEE ON HOUSING AND BUILDINGS

6

2 COUNCIL MEMBER ABREU: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Avilés.

4 COUNCIL MEMBER AVILÉS: Aye.

5 Congratulations, Chair Nurse. Great bill.

6 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

7 COUNCIL MEMBER HUDSON: Aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Restler.

9 COUNCIL MEMBER RESTLER: Congratulations
10 to Council Member Nurse. This is a great bill. Aye.

11 COMMITTEE CLERK WILLIAM MARTIN: With a
12 vote of six in the affirmative, zero in the negative,
13 and no abstentions, both items have been adopted by
14 the Committee.

15 You can close, Madam Chair, at your
16 convenience.

17 CHAIRPERSON SANCHEZ: Thank you, Clerk.
18 Just checking on one more Colleague.

19 COUNCIL MEMBER HUDSON: They're not here.

20 CHAIRPERSON SANCHEZ: Thank you. Thank
21 you, Colleagues. And with that, we close this
22 hearing.

23

24

25

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date July 10, 2025