

**LOCAL LAWS
OF
THE CITY OF NEW YORK
FOR THE YEAR 2026**

No. 80

Introduced by Council Members P. Sanchez, Louis, Narcisse, Abreu and Gutiérrez.

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to the occupancy of cellar ancillary dwelling units in newly constructed one- and two-family dwellings

Be it enacted by the Council as follows:

Section 1. Subdivision a of section 27-2087 of the administrative code of the city of New York is amended to read as follows:

a. Cellar occupancy:

1. No room in the cellar of a one- or two-family dwelling shall be rented [and no] *except for the rental and use of an ancillary dwelling unit, as defined in section U102.1 of the New York city building code, that is located in a cellar and for which a certificate of occupancy or temporary certificate of occupancy has been issued.*

2. No member of the family or families occupying the *one- or two-family* dwelling shall use [such] *a room in the cellar* for sleeping, eating, or cooking purposes, except that a secondary kitchen for accessory cooking may be located in the cellar.

§ 2. 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 March 10, 2026 and returned unsigned by the Mayor on April 10, 2026.

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. 80 of 2026, Council Int. No. 421-A of 2026) 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.

BRENDA COOKE, Acting Corporation Counsel.