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**The New York City Council**

Jeffrey Baker, Legislative Director

**Committee Report of the Infrastructure Division**

Terzah Nasser, Deputy Director, Infrastructure Division

**Committee on Housing and Buildings**

Hon. Robert E. Cornegy, Jr., Chair

**October 21, 2021**

**Int. No. 2259-A:** By Council Member Cornegy

**Title:** A Local Law in relation to an extension of the deadlines for inspection and correction of building gas piping systems in certain community districts

**Int. No. 2321-A:** By Council Members Cornegy, Yeger, Gennaro, Rosenthal, and Louis

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to inspection of building gas piping systems and extension of time to complete work required by inspection

**Administrative Code:** **­­**Amends sections 28-318.1 and 28-318.3.3; adds sections 28-318.3.5, 28-318.3.6, and 28-318.7

**Int. No. 2404-A:** By Council Members Lander, Chin, Kallos and Louis

**Title:** A Local Law to amend the administrative code of the city of New York in relation to certifications of no harassment

**Administrative Code:** **­­**Amends sections 27-2093.1, 27-2115, and 28-505.3

**Introduction**

On October 21, 2021, the Committee on Housing and Buildings, chaired by Council Member Robert Cornegy, Jr., held a hearing on Int. No. 2259-A, A Local Law in relation to an extension of the deadlines for inspection and correction of building gas piping systems in certain community districts, sponsored by Council Member Cornegy; Int. No. 2321-A, A Local Law to amend the administrative code of the city of New York, in relation to inspection of building gas piping systems and extension of time to complete work required by inspection, sponsored by Council member Cornegy; and Int. No. 2404-A, A Local Law to amend the administrative code of the city of New York in relation to certifications of no harassment, sponsored by Council Member Lander. These bills were first heard on September 13, 2021. More information about these bills, along with the materials for that hearing, can be found at <https://on.nyc.gov/3n3Vhhd>.

**Int. No. 2259-A**

**Int. No. 2259-A, A Local Law in relation to an extension of the deadlines for inspection and correction of building gas piping systems in certain community districts**

Local Law 152 of 2016 (Local Law 152) was enacted following two deadly gas explosions that occurred approximately one year apart. Pursuant to Local Law 152 and Department of Building (DOB) rules, between January 1, 2021 and December 31, 2021, building gas piping systems must be inspected in community districts (CD) 2, 5, 7, 13, and 18 in all boroughs. DOB rules also require submission of a certification that all conditions identified in the inspection report issued after such inspection have been corrected no later than 120 days or, if more time is needed, no later than 180 days following the inspection date. This bill would extend the December 31, 2021 inspection deadline for buildings in CD 2, 5, 7, 13, and 18 in all boroughs until June 30, 2022. Int. No. 2259-A provides that, for such buildings inspected between January 1, 2021 and December 31, 2021, the certification of correction may be submitted later than 120 days, or later than 180 days following the inspection date, as applicable, but no later than June 30, 2022. This bill would also require DOB to conduct targeted outreach regarding complying with the requirements of Local Law 152 of 2016 by December 1, 2021.

This local law would take effect immediately, and sections related to extending the compliance deadline would be retroactive to January 1, 2021.

**Int. No. 2321-A**

**Int. No. 2321-A, A Local Law to amend the administrative code of the city of New York, in relation to inspection of building gas piping systems and extension of time to complete work required by inspection**

Pursuant to Local Law 152 and DOB rules, between January 1 and December 31 of every fourth year, building gas piping systems must be inspected in community districts in all boroughs. DOB rules also require submission of a certification that all conditions identified in the inspection report produced following such inspection have been corrected no later than 120 days, or if more time is needed, no later than 180 days following the inspection date. Although a late certification is permitted when additional time to make a correction is needed, where a property owner is unable to timely complete an inspection, there is no way for the property owner to seek an extension of time to complete the inspection. In addition, under current law, property owners are required to have gas piping in their buildings inspected, even if the buildings do not have active gas service. Int. No. 2321-A would allow the owners of buildings with gas piping, but not active gas service, to forego the regular gas piping inspections, otherwise required pursuant to Local Law 152, so long as they provide certifications once from their utility companies and themselves that there is no active gas service in their buildings. If they resume gas service, they must obtain certificates of approval of gas installation from DOB and comply with the gas piping inspection and certification requirements of Local Law 152. Int. No. 2321-A also allows DOB to grant additional time for building owners to submit certifications, beyond 180 days, if additional time is needed to correct conditions that were identified during inspections. Finally, Int. No. 2321-A provides a 180 day extension to comply with both the inspection and certification requirements of Local Law 152 for any building owner who requests such an extension.

This local law would take effect 120 days after becoming law, and the sections related to the extension of time to certify corrections and to the provisions of the legislation that address the inspection of buildings without gas service would be retroactive to January 1, 2020.

**Int. No. 2404-A**

**Int. No. 2404-A, A Local Law to amend the administrative code of the city of New York in relation to certifications of no harassment**

Int. No. 2404-A would extend the certification of no harassment (CONH) pilot created by Local Law 1 of 2018 until September 27, 2026. Under the CONH pilot, the following list provides for the types of buildings that would be required to apply for a CONH where certain work is to be performed: buildings discharged from the Article 7-A program, unless such building is the subject of a rehabilitation loan; buildings where a full vacate order has been issued, except where such vacate order was issued due to a fire; buildings where there has been active participation in the alternative enforcement program and which have been discharged from such program; buildings where either a court or the Division of Housing and Community Renewal has made a harassment finding; and buildings indicating significant distress as determined by the Building Qualification Index (BQI). The following two types of alterations would not require a CONH: interior demolition conducted during renovation of occupied units necessary to protect public health and safety, and repairs, replacements, modifications, or partial demolition work in a building required for the rescission of a vacate order. A court may find that acts of harassment that caused the denial of a CONH constitute harassment and shall, in those cases, award to each lawful occupant of a dwelling unit that was subject to such harassment $5,000 plus reasonable attorneys’ fees and costs.

This local law would take effect immediately and be retroactive to, and deemed to be in full force and effect on, October 31, 2021.

**Update**

On Thursday, October 21, 2021, the Committee adopted Int. No. 2259-A and Int. No. 2321-A by a vote of six in the affirmative, zero in the negative, and zero abstentions. The Committee adopted Int. No. 2404-A by a vote of five in the affirmative, one in the negative, and zero abstentions.

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Int. No. 2259-A

By Council Member Cornegy

..title

A Local Law in relation to an extension of the deadlines for inspection and correction of building gas piping systems in certain community districts

..Body

Be it enacted by the Council as follows:

 Section 1. Periodic inspection of gas piping systems in certain community districts. a. Definitions. For the purposes of this section, the following terms have the following meanings:

Certification form. The term “certification form” means the document required to be submitted to the department pursuant to clause (i) of item 4 of section 28-318.3.3 of the administrative code of the city of New York and paragraphs (3) or (4) of subdivision (d) of section 103-10 of title 1 of the rules of the city of New York regarding conditions identified, if any, in the inspection report.

Commissioner. The term “commissioner” means the commissioner of buildings.

Department. The term “department” means the department of buildings.

b. Notwithstanding the provisions of any other law or rule, building gas piping systems in community districts 2, 5, 7, 13, and 18 in each borough required to be periodically inspected pursuant to article 318 of chapter 3 of title 28 of the administrative code of the city of New York shall be inspected on or between January 1, 2021 and June 30, 2022, provided that the due dates for submitting certification forms to the department in section 103-10 of title 1 of the rules of the city of New York shall not apply on or before June 30, 2022.

c. Notwithstanding the provisions of any other law or rule, for building gas piping systems in community districts 2, 5, 7, 13, and 18 in each borough required to be periodically inspected pursuant to article 318 of chapter 3 of title 28 of the administrative code of the city of New York that are inspected on or between January 1, 2021 and December 31, 2021, if the certification form indicates that there are one or more conditions requiring correction, such building owners may submit the certification form to the department later than 120 days following the building’s inspection date or later than 180 days following the building’s inspection date as provided in item 4 of section 28-318.3.3 of the administrative code of the city of New York, but in no event shall the certification form be submitted later than June 30, 2022.

d. Nothing in this section shall affect the requirements to report and correct unsafe or hazardous conditions revealed by a gas piping system inspection as set forth in section 28-318.3.4 of the administrative code of the city of New York.

e. As soon as practicable, but no later than December 1, 2021, the department shall conduct targeted outreach and education regarding the provisions of this section, which shall at a minimum include notifying building owners in community districts 2, 5, 7, 13, and 18 in each borough and posting information on the department’s website.

f. Notices and educational materials distributed pursuant to subdivision f of this section shall be prepared in plain language using words with common everyday meanings, and made available in all of the designated citywide languages, as defined in section 23-1101 of the administrative code of the city of New York. Such notices and educational materials shall include, but not be limited to:

 1. Information regarding the requirements of article 318 of chapter 3 of title 28 of the administrative code of the city of New York, and to which buildings such article applies; and

2. Best practices related to hiring a plumber to perform a gas piping system inspection as set forth in article 318 of chapter 3 of title 28 of the administrative code of the city of New York.

§ 2. This local law takes effect immediately and subdivisions b and c of section one are retroactive to and deemed to have been in full force and effect as of January 1, 2021.

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Int. No. 2321-A

By Council Members Cornegy, Yeger, Gennaro, Rosenthal and Louis

..title

A Local Law to amend the administrative code of the city of New York, in relation to inspection of building gas piping systems and extension of time to complete work required by inspection

..Body

Be it enacted by the Council as follows:

Section 1. Section 28-318.1 of the administrative code of the city of New York, as added by local law number 152 for the year 2016, is amended to read as follows:

**§ 28-318.1 General.** Commencing January 1, 2019, building gas piping systems, other than gas piping systems of buildings classified in occupancy group R-3, shall be periodically inspected in accordance with this article.

**[**Exception:**] Exceptions:**

1. A building that contains no gas piping and for which the owner of such building

has submitted to the commissioner, in a form and manner determined by the commissioner, a certificate of a registered design professional, a licensed master plumber or an individual under the direct and continuing supervision of a licensed master plumber, or a person satisfying other qualifications that the commissioner may establish, that such building contains no gas piping.

2. A building that contains gas piping but that is not currently supplied with gas, that does not contain any appliance connected to any gas piping and that complies with section 28-318.3.5.

§ 2. Item 4 of section 28-318.3.3 of the administrative code of the city of New York, as added by local law number 152 for the year 2016, is amended to read as follows:

4.   No later than 120 days after the due date for such inspection, in accordance with department rules, such owner shall submit to the department, in a form and manner determined by the department, (i) a certification from a licensed master plumber that all conditions that were identified in the inspection report for which a certification was submitted pursuant to item 2 of this section have been corrected, except that such certification may note that correction of one or more conditions identified in such report, other than conditions referred to in section 28-318.3.4, will reasonably take additional time to complete and (ii) a certification from such owner that such owner is in compliance with item 3 of this section. If such certification notes that one or more conditions will take additional time to complete, such owner shall, no later than 180 days after the due date for such inspection, or by such later date as the department shall determine, submit to the department, in a form and manner determined by the department, a certification from a licensed master plumber that all conditions identified in such report have been corrected.

§ 3. Article 318 of chapter 3 of title 28 of the administrative code of the city of New York is amended by adding sections 28-318.3.5 and 28-318.3.6 to read as follows:

**§ 28-318.3.5 Buildings without active gas service.** A building otherwise required to undergo an inspection pursuant to section 28-318.1 that is not currently supplied with gas, and that has no appliance connected to any gas piping, shall not be required to undergo such inspection when the following is submitted to the department:

1. A signed statement from a person with authority to sign such statement on behalf of any utility company that would be responsible for the provision of gas service if such service were provided containing the following:

1.1. The last date upon which gas was supplied to the building; and

1.2. The date upon which gas service was no longer provided to the building.

2. A signed statement from the owner of such building containing the following:

2.1. A certification that the building no longer receives gas service; and

2.2. A certification that the building no longer contains appliances connected to gas piping.

**§ 28-318.3.6 Resumption of gas service.** Where the owner of a building that has complied with section 28-318.3.5 seeks to resume gas service to such building, the owner must:

1. Obtain a certificate of approval of gas installation from the department; and

2. Comply with the inspection and certification requirements of sections 28-318.1, 28-

318.2 and 28-318.3 and the rules of the department before gas service is resumed, regardless of whether such inspection and certification would otherwise be required for that building at that time.

§ 4. Article 318 of section of chapter 3 of title 28 of the administrative code of the city of New York is amended by adding a new section 28-318.3.7 as follows:

**§ 28-318.3.7 Extension of time to complete inspection**. Owners who are unable to obtain an inspection of a building pursuant to this article by the date set forth in the rules of the department may receive a 180 day extension of the due date for such inspection, and the filing of any certification required to be filed after such inspection, upon notification to the department in a manner established by the department. The department shall conduct periodic outreach to owners of buildings with gas piping systems that must be inspected pursuant to this article regarding the availability of this extension.

§ 5. This local law takes effect 120 days after becoming law and sections one, two and three are retroactive to and deemed to have been in full force and effect as of January 1, 2020.

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Int. No. 2404-A

By Council Members Lander, Chin, Kallos and Louis

A LOCAL LAW

To amend the administrative code of the city of New York in relation to certifications of no harassment

Be it enacted by the Council as follows:

Section 1. The definition of "pilot program list" in subdivision a of section 27-2093.1 of the administrative code of the city of New York, as added by local law number 1 for the year 2018, the effective date of such local law having been amended by a local law for the year 2021, relating to extending the certification of no harassment pilot, as in introduction number 2403, is amended to read as follows:

Pilot program list. The term "pilot program list" means a list of multiple dwellings with six or more dwelling units meeting the criteria set by the department in accordance with subdivision b of this section. Such multiple dwelling shall remain on the pilot program list for 60 months after the date that it is first included on the list, or until expiration of the local law that added this section, whichever is later. Such list shall be published and maintained on the [websites] website of the department [and the department of buildings] and may be amended and republished as necessary to include additional multiple dwellings. Such list shall not include any multiple dwelling that:

(1) is subject to any other provision of law or rules, including the zoning resolution, that requires a certification of no harassment as a condition to obtaining approval of construction documents or an initial or reinstated permit in connection therewith from the department of buildings;

(2) is the subject of a program approved by the commissioner and related to the rehabilitation or preservation of a single room occupancy multiple dwelling or the provision of housing for persons of low or moderate income, other than a program consisting solely of real property tax abatement or tax exemption pursuant to the real property tax law, and has been exempted from the provisions of this section by the commissioner;

(3) contains dwelling units that are required to be and actually are restricted based on income pursuant to an agreement pursuant to the mandatory inclusionary housing program or the voluntary inclusionary housing program and the income-restricted units that are required pursuant to such agreement are occupied at the time of application for a certification of no harassment;

(4) is an exempt luxury hotel as defined by the department in rules;

(5) is a rent regulated institutional residence, the occupancy of which is restricted to non-profit institutional use exempted from the requirements of this section by the department;

(6) is owned by the city or other governmental entity;

(7) is a clubhouse; or

(8) is a college or school dormitory.

§ 2. Subdivision b of section 27-2093.1 of the administrative code of the city of New York, as added by local law number 1 for the year 2018, the effective date of such local law having been amended by a local law for the year 2021, relating to extending the certification of no harassment pilot, as in introduction number 2403, is amended to read as follows:

b. Pilot program list. The department shall compile and publish a pilot program list. The criteria used to select buildings to be included on the pilot program list shall be promulgated by the department in rules and shall be limited to:

(1) Buildings with scores on the building qualification index indicating significant distress as determined by the department[, and located within:

(i) Bronx community district 4,

(ii) Bronx community district 5,

(iii) Bronx community district 7,

(iv) Brooklyn community district 3,

(v) Brooklyn community district 4,

(vi) Brooklyn community district 5,

(vii) Brooklyn community district 16,

(viii) Manhattan community district 9,

(ix) Manhattan community district 11,

(x) Manhattan community district 12,

(xi) Queens community district 14, and

(xii) Any community district where any part of such district is subject to a city-sponsored neighborhood-wide rezoning after the date of enactment of the local law that added this section.];

 (2)(i) Buildings where a full vacate order has been issued by the department or the department of buildings, except where such vacate order was issued due to a fire, or (ii) buildings where there has been active participation in the alternative enforcement program [for more than four months since February 1, 2016; and] which have been discharged from such program;

(3) Buildings where there has been a final determination by New York state homes and community renewal or any court having jurisdiction that one or more acts of harassment were committed at such building within the 60 months prior to the effective date of the local law that added this section or on or after the effective date of the local law that added this section. The department shall establish a method of identifying buildings where there have been adjudications of harassment after the effective date of the local law that added this section, and may request the cooperation of the tenant harassment prevention task force to establish and effectuate such method. The department shall add a building to the pilot program list within 30 days after it is identified in accordance with such method; and

(4) Buildings where an administrator has been discharged under article 7-A of the real property actions and proceedings law unless such building is the subject of a loan provided by or through the department or the New York city housing development corporation for the purpose of rehabilitation, as provided in rules of the department.

§ 3. Subdivision d of section 27-2093.1 of the administrative code of the city of New York, as added by local law number 1 for the year 2018, the effective date of such local law having been amended by a local law for the year 2021, relating to extending the certification of no harassment pilot, as in introduction number 2403, is amended by adding a new paragraph 10 to read as follows:

(10) Where the department of buildings issues a stop-work notice or order or rescinds an approval of construction documents at the request of the department pursuant to section 28-505.8 for work without a permit or the required certification of no harassment or the department denies a certification of no harassment pursuant to subparagraph (C) of paragraph (5) of this subdivision, such stop-work notice, rescission or denial shall be deemed to be a per se finding of harassment in violation of subdivision d of section 27-2005, and the certification of no harassment shall be denied or rescinded, as applicable, and the building shall be restored to its legal configuration prior to commencement of such work.

§ 4. Subparagraph (A) of paragraph (1) of subdivision i of section 27-2093.1 of the administrative code of the city of New York, as added by local law number 1 for the year 2018, the effective date of such local law has been amended by a local law for the year 2021, relating to extending the certification of no harassment pilot, as in introduction number 2403, is amended to read as follows:

(A)(i) the owner of record of the pilot program building was the owner of record prior to November 29, 2017; or[,] (ii) with respect to buildings added to the pilot program list on or after October 31, 2021, where eligibility for inclusion on the pilot program list resulted from the amendment of paragraph (1) or the addition of paragraph (4) of subdivision b of this section made by the local law that amended this subparagraph, such owner of record was the owner of record prior to the date of enactment of such local law; or (iii) such owner of record had entered into a contract of sale for the purchase of such pilot program building, which was recorded prior to such relevant date; or[,] (iv) with respect to a certification proceeding where the alterations sought to be performed are of the type prescribed by rule of the commissioner pursuant to item 5 of section 28-505.3, the owner of record of such multiple dwelling was the owner of record of such multiple dwelling prior to the date of the first publication of such rule or had entered into a contract of sale for the purchase of such multiple dwelling which was recorded prior to such date;

§ 5. Paragraph (2) of subdivision i of section 27-2093.1 of the administrative code of the city of New York, as added by local law number 1 for the year 2018, the effective date of such local law having been amended by a local law for the year 2021, relating to extending the certification of no harassment pilot, as in introduction number 2403, is amended to read as follows:

(2) the owner acquired the multiple dwelling by sale pursuant to foreclosure of a mortgage or pursuant to a deed in lieu of foreclosure of a mortgage; provided, however, that such conveyance was a bona fide transaction for the purpose of enforcing the debt and not intended to evade the provisions of this section and either:

[(i)] (A) a certification of no harassment or waiver thereof was granted with respect to such multiple dwelling within a [sixty] 60 day period prior to the date of the recording of such mortgage and no suspension or rescission thereof was recorded prior to such date; or

[(ii)] (B)(i) such mortgage was recorded prior to November 29, 2017; or[,] (ii) with respect to buildings added to the pilot program list on or after October 31, 2021, where eligibility for inclusion on the pilot program list was a result of the amendment of paragraph (1) or the addition of paragraph (4) of subdivision b of this section by the local law that amended this subparagraph, such mortgage was recorded prior to the date of enactment of such local law; or (iii) if such owner is a banking organization as defined in section 2 of the banking law, a national banking association, a federal savings and loan association, the mortgage facilities corporation, savings banks life insurance fund, the savings banks retirement system, an authorized insurer as defined in section 4 of the insurance law, or a trust company or other corporation organized under the laws of this state all the capital stock of which is owned by at least 20 savings banks or by at least 20 savings and loan associations or a subsidiary corporation all of the capital stock of which is owned by such trust company or other corporation, a commitment for such mortgage was made prior to such relevant date.

§ 6. Subdivision (m) of section 27-2115 of the administrative code of the city of New York is amended by adding a new paragraph (7) read as follows:

 (7) A court of competent jurisdiction may find that acts of harassment that caused the issuance of a determination by the department denying a certification of no harassment pursuant to section 27-2093 or section 27-2093.1 of this code constitute conduct in violation of subdivision d of section 27-2005 by the applicant for such certification where such applicant was the owner of record when such acts of harassment occurred. Notwithstanding subdivision (o) of this section, as added by local law number 148 for the year 2017, the court upon such finding shall, in addition to any other relief such court determines to be appropriate, award to each lawful occupant of a dwelling unit that was subject to such harassment $5,000 per dwelling unit, plus reasonable attorneys’ fees and costs.

§ 7. Section 28-505.3 of the administrative code of the city of New York, as added by local law number 1 for the year 2018, the effective date of such local law having been amended by a local law for the year 2021, relating to extending the certification of no harassment pilot, as in introduction number 2403, is amended to read as follows:

   § 28-505.3 Covered categories of work. Applications for the approval of construction documents for the following categories of work are covered by this article:

1.  demolition of all or part of the pilot program building, other than interior demolition being conducted in the course of renovation of occupied units for the purpose of repair to such units where the commissioner determines that issuance of such permit is necessary to perform work to protect public health and safety;

2. change of use or occupancy of all or part of a dwelling unit, any residential portion of the pilot program building, or any part of such building serving such dwelling units;

3.  any alteration resulting in the addition or removal of kitchen or bathrooms, an increase or decrease in the number of dwelling units, or any change to the layout, configuration, or location of any portion of any dwelling unit;

4.  an application for a new or amended certificate of occupancy; or

5.  such other types of alteration work to a pilot program building as shall be prescribed by rule of the commissioner of housing preservation and development.

**Exceptions:**

1. Work solely for the purpose of either (i) making the public areas of a pilot program building accessible to persons with disabilities without altering the configuration of any dwelling unit or rooming unit or (ii) making the interior or the entrance to a dwelling unit or a rooming unit accessible to persons with disabilities shall not be covered by this article.

2. Repairs, demolition or any other work performed by a city agency or by a contractor pursuant to a contract with a city agency shall not be covered by this article.

3. Repairs, replacement, modification, or partial demolition work in a building that is the minimum required to be performed to address conditions for rescission of a vacate order issued by the department of housing preservation and development or the department.

4.  Work performed on a building that has an administrator currently appointed pursuant to article seven-a of the real property actions and proceedings law shall not be covered by this article.

[4.] 5. Other categories of work that are excluded from the definition of covered categories of work by rule of the department of housing preservation and development shall not be covered by this article.

§ 8. Section 4 of local law number 1 for the year 2018, the effective date of such local law having been amended by a local law for the year 2021, relating to extending the certification of no harassment pilot, as in introduction number 2403, is amended to read as follows:

§ 4. The department, with the advice and assistance that may be provided by any community group described in paragraph (4) of subdivision d of section 27-2093.1 of the administrative code of the city of New York, as added by section two of this local law, shall conduct a study to evaluate the effectiveness of the program in reducing harassment of tenants in the areas described in subdivision b of section 27-2093.1 of the administrative code of the city of New York as added by section two of this local law. Such study shall be completed and a report shall be submitted to the [Speaker] speaker of the city council no later than [6 months prior to the expiration of this local law] June 27, 2021, provided that an additional such report shall be submitted to the speaker of the city council no later than November 27, 2025. Such [report] reports shall contain the following information:

1. the number of covered buildings where the owner applied for a [certificate] certification of no harassment disaggregated by whether the department issued a [certificate] certification of no harassment, a cure agreement was reached, or a waiver of a [certificate] certification of no harassment;

2. the location of buildings where the department determined that harassment had occurred, disaggregated by community board and council district disaggregated by whether such building was subject to a cure agreement;

3. metrics which the department determines appropriate to determine the preventive impacts of such program;

4. a determination, using such metrics, as to whether such program resulted in preventive impacts;

5. estimated costs of the program to the city; and

6. recommendations for improving the efficacy of such program if the pilot program continues.

                     § 9. Section 5 of local law number 1 for the year 2018, as amended by a local law for the year 2021 amending such local law number 1 for the year 2018, relating to extending the certification of no harassment pilot, as in introduction number 2403, is amended to read as follows:

 § 5. This local law takes effect 270 days after it becomes a law except that the departments of housing preservation and development and the department of buildings may promulgate rules or take other administrative action for the implementation of this local law prior to such date. This local law shall remain in effect until [October 31, 2021] September 27, 2026, after which date it is deemed repealed. Notwithstanding the repeal of this local law, the provisions of this local law shall remain in effect for any pilot program building which submits an application for construction document approval pursuant to section 28-505.4 of the administrative code of the city of New York, as added by section three of this local law, prior to the repeal of such section. This local law shall not apply to work relating to applications for construction document approval filed with the department of buildings prior to the inclusion of a building on the pilot program list pursuant to subdivision b of section 27-2093.1 of the administrative code of the city of New York , as added by section two of this local law.

§ 10. (i) This local law takes effect immediately and is retroactive to and shall be deemed to be in force and effect on October 31, 2021, provided that a local law amending local law number 1 for the year 2018, relating to extending the certification of no harassment pilot, as in introduction number 2403 for the year 2021, has been enacted by such date.

(ii) The amendments to sections 27-2093.1 and 28-505.3 of the administrative code of the city of New York, as amended by sections one, two, three, four, five and seven of this local law, shall not effect the repeal of such sections of such administrative code pursuant to section 5 of local law number 1 for the year 2018 as amended by section nine of this local law.

(iii) Section six of this local law shall not apply to determinations by the department of housing preservation and development denying a certification of no harassment pursuant to sections 27-2093 and 27-2093.1 of the administrative code of the city of New York code issued prior to the date of enactment of this local law.