Legislation Details (With Text)

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Title:	A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to defining the term key and requiring building owners to provide keys to residential tenants		
Sponsors:	Carlina Rivera, Farah N. Louis, Lincoln Restler, Gale A. Brewer, Pierina Ana Sanchez, Lynn C. Schulman		
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Attachments:	1. Summary of Int. No. 695, 2. Int. No. 695, 3. September 14, 2022 - Stated Meeting Agenda, 4. Hearing Transcript - Stated Meeting 9-14-22, 5. Minutes of the Stated Meeting - September 14, 2022		

Date	Ver.	Action By	Action	Result
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9/14/2022	*	City Council	Referred to Comm by Council	
12/31/2023	*	City Council	Filed (End of Session)	

Int. No. 695

By Council Members Rivera, Louis, Restler, Brewer, Sanchez and Schulman

A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to defining the term key and requiring building owners to provide keys to residential tenants

Be it enacted by the Council as follows:

Section 1. Subdivision a of section 27-2004 of the administrative code of the city of New York is amended by adding a new paragraph 49 to read as follows:

49. The term "key" shall mean a piece of shaped metal with incisions cut to fit the wards of a particular lock, which is inserted into such lock and turned to open or close such lock.

§ 2. Section 27-2043 of the administrative code of the city of New York is amended to read as follows:

§ 27-2043 Door locks [Locks in dwelling unit doors]. a. The owner of a dwelling shall provide a key lock in the entrance door to each dwelling unit and at least one key[.] for each entrance door key lock to each

person lawfully entitled to occupancy of such dwelling unit. Such entrance door key lock must be operable at all hours without the use of technology including, but not limited to, a mobile phone application, a keypad, facial recognition technology, biometric scanning, a radio-frequency identification card or other such similar technology. Such owner shall not require such person to utilize such technology if such technology is present in such dwelling. In a class A multiple dwelling such door shall be equipped with a heavy duty latch set and a heavy duty dead bolt operable by a key from the outside and a thumb-turn from the inside. Such owner shall provide each such person with at least one key for each heavy duty dead bolt set for such dwelling unit.

b. Each dwelling unit entrance door in a class A multiple dwelling shall also be equipped with a chain door guard so as to permit partial opening of the door.

c. The owner of a dwelling shall provide key locks in the building entrance doors and other exterior exit doors to such building and shall provide at least one key for each entrance door key lock to each person lawfully entitled to occupancy of a dwelling in such building. Such entrance door key locks must be operable at all hours without the use of technology including, but not limited to, a mobile phone application, a keypad, facial recognition technology, biometric scanning, a radio-frequency identification card or other such similar technology. Such owner shall not require such person to utilize such technology if such technology is present in such building.

§ 3. Section 1002.1 of the New York city building code, as amended by local law 141 for the year 2013 and local law number 126 for the year 2021, is amended by adding a new definition of "KEY" in alphabetical order to read as follows:

KEY. A piece of shaped metal with incisions cut to fit the wards of a particular lock, which is inserted into such lock and turned to open or close such lock.

§ 4. This local law takes effect 120 days after it becomes law.

Session 12:

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