



Legislation Text

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Int. No. 1226

By Council Members Nurse, Sanchez, Salaam, Feliz, Ossé, Cabán, Louis, Banks, Ung and Hanif

A Local Law to amend the administrative code of the city of New York, in relation to requiring the department of housing preservation and development to schedule subsequent inspections of dwelling units

Be it enacted by the Council as follows:

Section 1. Subdivision b of section 27-2017.6 of the administrative code of the city of New York, as added by local law number 55 for the year 2018, is amended to read as follows:

b. In any dwelling unit in a multiple dwelling the department shall conduct an inspection pursuant to subdivision a of this section no later than thirty days after the department's receipt of a complaint describing a condition that would constitute a violation under subdivision a of section 27-2017.3 or subdivision b of section 27-2017.4. [Where the department attempts to perform an inspection of a dwelling unit within the time period required by this subdivision but is unable to gain access, the department shall provide written notice to the occupant of such dwelling unit that no further attempts at access shall be made unless a new complaint is submitted.]

§ 2. Article 1 of subchapter 4 of chapter 2 of title 27 of the administrative code of the city of New York is amended by adding a new section 27-2097 to read as follows:

§ 27-2097 Subsequent inspections by the department. a. Scheduling. If the department attempts to perform an inspection of a dwelling unit in response to a complaint but is unable to gain access to such dwelling unit, the department shall immediately schedule a subsequent inspection of such dwelling unit to occur within 7 days of the prior attempt, provided that, if the department has already attempted to perform two such subsequent inspections for the same underlying complaint, the department shall have no further obligation

under this subdivision and shall instead comply with the requirements of subdivision e of this section.

b. Written notice. Upon scheduling a subsequent inspection of a dwelling unit pursuant to subdivision a of this section, the department shall leave a written notice for the occupant of such dwelling unit containing:

1. The date and time of the scheduled subsequent inspection;
2. The date and time of all prior inspection attempts related to the same underlying complaint;
3. A phone number that the occupant may call to reschedule the inspection or inquire about the status of the underlying complaint; and
4. The service request number associated with the underlying complaint.

c. Digital notice. Upon scheduling a subsequent inspection of a dwelling unit pursuant to subdivision a of this section, the department shall ensure that the occupant of such dwelling unit receives, within 24 hours of the department scheduling the subsequent inspection, a text message or email containing the same information as contained in the written notice required by subdivision b of this section.

d. Same-day notice. On the day of a subsequent inspection of a dwelling unit scheduled pursuant to subdivision a of this section, and no less than one hour prior to the scheduled time of the inspection, the department shall ensure that the occupant of such dwelling unit receives a text message or email containing the estimated time of arrival of the inspector. If the estimated time of arrival changes by one hour or more, the department shall ensure that the occupant receives a text message or email containing an updated time of arrival.

e. Notice of final inspection attempt. If the department is unable to gain access to a dwelling unit upon attempting to perform a second subsequent inspection scheduled pursuant to subdivision a of this section for the same underlying complaint, the department shall:

1. Immediately leave a written notice for the occupant of such dwelling unit containing:
 - (a) The date and time of all prior inspection attempts related to the same underlying complaint;
 - (b) The service request number associated with the underlying complaint; and

(c) A statement that the department will not attempt any further inspections unless a new complaint is submitted; and

2. Ensure that the occupant of such dwelling unit receives, within 24 hours of the second subsequent inspection attempt, a text message or email containing the same information as contained in the written notice required by paragraph 1 of this subdivision.

§ 3. This local law takes effect 60 days after it becomes law.

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