

INDOOR ALLERGEN HAZARDS - LOCAL LAW 55 OF 2018 **FREQUENTLY ASKED QUESTIONS**

[Local Law 55 of 2018](#) requires that owners of multiple dwellings perform annual inspections in each dwelling unit and common area of a multiple dwelling. In addition, property owners are required to use Integrated Pest Management Practices to address pest infestation and use the prescribed Safe Work Practices to fix mold and underlying defects (such as leaks).

This notice is intended for informational purposes only and is not intended as legal advice. This notice is not a complete or final statement of all of the duties of owners and tenants with regard to laws and rules relating to housing in New York City.

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Are property owners required to submit documentation to prove required annual inspections have been completed? Currently, the Department of Housing Preservation and Development (HPD) does not require that landlords submit information related to annual inspections. However, the property owner should keep record of any eradication measures and inspections conducted in the event that HPD requests the documentation.

Does Local Law 55 apply to co-ops and condos? This is at the discretion of the cooperative corporation or between the owner of the condo and the board of managers of such condominiums. Please also note that for non-owner occupied condos and co-op units, the dwelling unit owner is responsible for following the requirements under Local Law 55.

Does Local Law 55 apply to commercial buildings such as hotels? No.

Are there any required annual notices that should be distributed to tenants or posted in a common area? Yes. Under Local Law 55, property owners are required to provide an [annual notice](#) upon commencement of a new vacancy lease or lease renewal. In addition, property owners are required to distribute the New York City Department of Health and Mental Hygiene's [pamphlet](#). The pamphlet includes information on what tenants can do to prevent indoor allergens and a property owner's obligations to eliminate mold and pest infestation. **Note:** The owners of a tenant-occupied co-op or condo are required to provide the annual notice and pamphlet to their tenant.

Are property owners required to submit documentation to prove that they distributed the annual notice and DOHMH pamphlet? Currently, HPD does not require that landlords submit information related to the distribution of annual notices or pamphlets. However, the property owner should keep record of signed annual notices in the event that HPD requests the documentation.

Are property owners required to hire licensed mold contractors to remediate mold? [Local Law 61 of 2018](#) requires that property owners of multiple dwellings with 10 units or above AND over 10 square feet of mold hire a mold remediator and a mold assessor. These mold contracts are required to be licensed in accordance to Article 32 of the New York State Labor Law. Local Law 61 also requires that hired mold contractors submit documentation to the New York City Department of Environmental Protection related to the assessment and remediation work conducted in these multiple dwellings. To learn more about the requirements under Article 32, Local Law 55 (2018), and Local Law 61 you can read HPD's [Finalizing Your Certification Documents reference guide](#).

How can I learn more about Integrated Pest Management Practices? To learn more about IPM, please read HPD's [Guide to Local Law 55 of 2018 – Integrated Pest Management Practices](#).

How can I learn more about the mold Safe Work Practices? Because Local Law 61 (2018) and Local Law 55 (2018) have requirements based on the dwelling units of a building, we have developed two mold guides. You can read HPD's safe work practices guide for [multiple dwellings 10 units or above](#) or [multiple dwellings under 10 units OR 10 units or above with 10 square feet or less](#).