

SERVICE NOTICE

Local Law 114 of 2019: Denial of Permits for False Statements and Work Without a Permit

Beginning August 5, 2020, DOB will deny initial work permits for multiple dwellings where the Department has issued a summons for submitting a false statement on a Plan/Work Application (PW1) regarding the occupancy status of the building (Section 26 of the PW1), or performing Work Without a Permit while the building was occupied. The one-year permit restriction will apply if the summons was issued on or after December 5, 2019 – the effective date of Local Law 114 of 2019. The restriction will remain in effect for one-year from the issuance of the summons. However, the permit restriction can be removed before the one-year timeframe if the summons is dismissed by OATH.

Buildings where this permit restriction applies will be flagged in the **Property Profile** in the Buildings Information System (BIS) as **LL114/19 Permit Restriction**. The end date for the restriction will appear as an **until** date in the flag. To obtain a permit in BIS on a flagged building, the applicant must submit a [Local Law 114 of 2019 Request for Exception to Permit Denial](#) form indicating that one or more of the below exceptions applies, with the required documentation. Both the applicant and the owner must sign the form.

- The summons that resulted in the one-year restriction was not based on a false statement about the occupancy status of the building in an application for construction document approval.
- The building was not occupied when the work without a permit that resulted in the one-year restriction was performed.
- The permit is for a dwelling unit that is owned as a condominium or held by a shareholder of a cooperative corporation under a proprietary lease.
- The issuance of the permit is necessary to correct an outstanding violation of the Construction Code, the Housing Maintenance Code or any other applicable provisions of law or rule.
- The issuance of the permit is necessary to perform work to protect public health and safety. *(documentation, including dated color photographs must be submitted)*
- The permit is for a portion of the property occupied by a tenant who is not an owner of the property or responsible for any existing violations in the property.
- The property was the subject of an in rem foreclosure judgment in favor of the City and was transferred by the City to a third party pursuant to section 11-412.1 of the Administrative Code. *(documentation must be submitted)*
- The property is the subject of a court order appointing an administrator pursuant to article 7-a of the Real Property Actions and Proceedings Law in a case brought by the Department of Housing Preservation and Development (HPD). *(HPD documentation must be submitted)*
- The property is the subject of a loan provided by or through HPD or the New York City Housing Development Corporation (HDC) for the purpose of rehabilitation that has closed within the preceding five years. *(HPD or HDC documentation must be submitted)*
- The permit is required in connection with the implementation of an HPD or HDC program. *(HPD or HDC documentation must be submitted)*

Read [Local Law 114 of 2019](#) for more information.

POST UNTIL: December 31, 2020