

SERVICE NOTICE

Local Law 104 of 2019 to Launch in DOB NOW: *Build*

Beginning May 17, 2021, applications in DOB NOW: *Build* will be subject to the same requirements currently in DOB’s Buildings Information System (BIS) for Local Law 104 of 2019 (Denial of Permits for Multiple Dwellings with Excessive Open Violations).

Applicants for permits on buildings flagged in the Property Profile as **LL 104/19 Permit Restriction** will see in DOB NOW a new **Exceptions** tab and will have to select at least one of the below exceptions to proceed. If the exception has a Required Document, it will appear on the **Documents** tab, where supporting documentation must be uploaded. If none of the exceptions applies, the applicant cannot proceed with the permit in DOB NOW.

Exception	Required Document
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.	<i>None</i>
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. <i>(Provide violation/summons number(s) in comments)</i>	<i>None</i>
The issuance of the permit is necessary to perform work to protect public health and safety. <i>(Documentation, including dated color photographs must be submitted)</i>	Public Health and Safety Documentation
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.	<i>None</i>
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 Administrative Code Section 11-412.1. <i>(HPD documentation must be submitted)</i>	HPD Documentation
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 NYC Department of Housing Preservation and Development (HPD). <i>(HPD documentation must be submitted)</i>	HPD Documentation
The property is the subject of a loan provided by or through HPD or the NYC Housing Development Corporation (HDC) for the purpose of rehabilitation that has closed within the preceding five (5) years. <i>(HPD or HDC documentation must be submitted)</i>	HPD/HDC Documentation
The permit is required in connection with the implementation of an HPD or HDC program. <i>(HPD or HDC documentation must be submitted)</i>	HPD/HDC Documentation

Review the [March 3, 2021 Service Notice](#) for more information about Local Law 104 of 2019.

To submit a DOB NOW inquiry, visit the DOB NOW Help Form at www.nyc.gov/dobnowhelp.