

URGENT: NYC DOB NOTICE



NEW YORK CITY DEPARTMENT OF BUILDINGS (NYCDOB) NOTICE

In late 2023, the New York City Department of Buildings (NYCDOB) issued a large number of violations and associated fines for failure to file Affirmation of Corrections (AOCs) to correct deficiencies noted on Category-1 Tests and Inspections and/or Periodic Inspections, under the new filing timeframes. This timeline was established in January of 2022 by the acceptance of new NYC Building Construction Codes. The rule was first published on February 12th, 2024, and a public hearing was held on March 13, 2024. NYCDOB has now issued changes to these rules and fines, as of March 25, 2024.

Below is how this rule will affect you and your outstanding violations and fines:

- DOB is providing relief for penalties issued for failure to timely file AOCs during the **2022** and **2023** elevator inspection and test cycles, only.
- Penalties for late filing of AOCs in **2022** will not be enforced if the filing occurred by no later than April 14, 2023.
- Penalties for late filing of AOCs in **2023** will not be enforced if the filing occurred by no later than April 14, 2024.
- If you have received violations and penalties under the new 2022 code, but you meet the filing schedule in the newly changed rule(s), those penalties will be withdrawn.
- If the AOCs were not filed within the time period noted above, or were not filed at all, the violations and penalties will remain in effect.
- Starting in the **2024** inspection and test cycle and moving forward, civil penalties will be assessed under the 2022 building code for commercial or mixed-use buildings, or residential with more than two (2) elevators:
 - \$150 per month for untimely filing of AOC – (Late Filing). Maximum of \$1,800.
 - \$3,000 for failure to file AOC – (Missed Filing)
 - For owners of buildings that contain 1 or 2 single residential units, the penalty is \$1,000 for a missed filing.

The changes to the rule, and the initial rule are attached.

WHAT SHOULD I DO?

Contact your Contractor and have them verify that they filed the required AOCs within the specified periods of time.

IF YOU HAVE ANY QUESTIONS,
PLEASE CONTACT US

 845-634-9600

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