Altman Saga Continues: A Ray of Hope

Lower Appellate Court Refuses to Follow Higher Court

As we have reported previously, in April, 2015 the Appellate Division, First Department, in *Altman v. 285 West Fourth, LLC*, turned the world of high-rent vacancy deregulation on its head when it ruled that the determination of whether an apartment could be deregulated pursuant to high-rent vacancy deregulation was based upon the legal regulated rent of the tenant who vacated the apartment and not, as had been the case since 1997, the legal regulated rent of the next tenant in occupancy. The vacancy in *Altman* occurred in 2003 and the rent, which at the time of vacancy was less than $2,000, then exceeded $2,000 after the 20% vacancy allowance.

That ruling has caused extreme concern because of its potential to place in doubt the deregulated status of tens of thousands of apartments. The owner in *Altman*, supported by amicus papers from RSA, REBNY and CHIP, then made a motion before the Appellate Division for leave to appeal to the Court of Appeals; that motion is pending.

In the meantime, in *233 E. 5th St. LLC v. Smith*, the Appellate Term, First Department, an appellate court below the level of the Appellate Division, unanimously reversed a housing court ruling that relied upon *Altman*. Consistent with the long-held view ever since the State Legislature amended the deregulation laws in 1997, the Appellate Term held that deregulation occurs “when subsequent to a vacancy, the legal rent, as increased by the vacancy increase allowance, as well any increases permitted for post-vacancy improvements, is $2,000 or more....” The Appellate Term then went on to specifically take exception to the Appellate Division’s *Altman* decision by stating: “we do not interpret the contents of a single sentence in the decision in [Altman] so broadly as to effectuate a sea change in nearly two decades of settled statutory and decisional law....”

The owner in this case is represented by Belkin, Burden, Wenig & Goldman (which also represents RSA, REBNY and CHIP in *Altman*). Amsterdam & Lewinter, which represents the owner in *Altman*, will be alerting the Appellate Division of this ruling in the hope that the Appellate Division will now grant the motion in *Altman* for leave to the Court of Appeals so this issue can be resolved once and for all.

START THE YEAR OFF RIGHT...

Attend the First RSA Membership Meeting of the Year!

Wednesday, January 25, 2017 – See page 3 for details

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A Fresh Start

For a change, we enter the new year on a positive note. As I reported last month, the outcome of the November State Senate elections was still in limbo. However, I am pleased to announce that we have at least reached the point of status quo in favor of the Senate Republicans.

While the Republicans safely held 31 of the 63 Senate seats, two critical seats in Long Island were still to be determined with vote counts continuing through the month of December. However, as we went to press on the December edition of the RSA Reporter, Democratic Senator Simcha Felder of Brooklyn announced that he would continue to conference with the Senate Republicans regardless of the outcome of the two Long Island races.

In mid-December, Democrat John Brooks eventually secured the votes to win the 8th Senate District, while Republican Carl Joseph Strasburg

In other news during the month of December, we received word that Steve Flax, Public Member of the nine-member Rent Guidelines Board (RGB), submitted his resignation from the Board after three years of service. As you may recall, Mr. Flax, who was one of Mayor Bill de Blasio’s first appointees, proved to be the one vote that separated our industry from three-consecutive rent freezes back in 2014. In fact, the proposal of a 1% increase for one-year leases that year was actually submitted by Mr. Flax, who voted in favor of the small increase because he believed that “it took money to run buildings.”

That mindset was short-lived by Mr. Flax, who voted in favor of a rent freeze the last two years. Despite this, it could be argued that Mr. Flax, who works for a bank that provides mortgages to rental property owners, was the only Public Member picked by Mayor de Blasio with any legitimate experience to serve on the Board. As a result, the loss of Mr. Flax could actually be a blow to any hopes of a rent increase during the upcoming RGB process this year.

Just as he did the last three years, we do not expect Mayor de Blasio to appoint a replacement Public Member until deliberations begin, which should be sometime in March. It is no secret that the other Public Members on the Board have shown favoritism toward the tenant side, so we don’t expect anything different from whoever Mayor de Blasio appoints to replace Mr. Flax.

Nevertheless, we will continue to remain optimistic that the statistics provided by the Board this year will support a fair rent increase. However, it is also important to keep in mind that Mayor de Blasio, who has proudly served as a pro-tenant public official, will be running for re-election in 2017. The champion of the tenants, who continues to have full control of the RGB, will undoubtedly advocate for another rent freeze regardless of what the numbers suggest.

Rest assured, RSA will continue to advocate on your behalf throughout the upcoming deliberations. If the Price Index of Operating Costs (PIOC) shows an increase in owners’ costs and the Board once again advocates for another rent freeze to carry out the Mayor’s political agenda, then RSA will have more support to our legal battles against this Mayor. Please be advised that RSA’s lawsuit against the RGB in the State Supreme Court is still ongoing and we hope to have updates in the next month or so.

Membership Statements and RSA Safety Notice Service

In January, RSA membership statements for 2017 will be mailed out. Please remember that you cannot take advantage of RSA’s vital services without staying up to par with your membership dues. Additionally, you will also not receive the RSA Reporter if dues are not paid.

With the advocacy and services that RSA provides, I strongly believe that the membership fees are extremely fair. I urge you to pay your membership dues in full, for all of your units, to continue taking advantage of all RSA has to offer its members.

Additionally, it is not too late to take advantage of RSA’s revamped 2017 Annual Safety Notice Service, which meets all the compliance requirements for fire safety, lead paint and window guard notices in one easy process. Even if you miss the filing deadlines, it is better to send required tenant notices late rather than leave yourself open to liability. See page 3 for more information. ■
DOF Set to Publish Tax Assessments in January

On January 15th, RSA expects the City’s Department of Finance (DOF) to publish tentative property tax assessments for all buildings. Notices of assessment will be mailed to the taxpayer listed on DOF records. Owners must make sure they are listed on DOF’s assessment rolls as the recipient of tax notices. Oftentimes, the assessment notice may go to a mortgage holder and by the time the owner sees the assessment, it’s too late to challenge the latest increase. If you do not receive a Notice of Assessment shortly after January 15, 2017, you can view your tax assessments online or at a DOF Office located in all five boroughs.

Once you receive your tax assessment, owners have a choice to do nothing and let the assessment remain, or you can challenge the assessment. Owners who choose to challenge the assessment can go to a law firm that specializes in tax challenges or contest the tax assessment on their own. In most cases, law firms challenge tax assessments on a contingency basis and charge owners one-third of what is saved in taxes. Oftentimes, however, small property owners have difficulty finding a law firm that will handle small properties. Owners of buildings with an assessed value of less than $2 million can challenge the assessment on their own with the payment of the $175 filing fee.

Although assessments are issued by DOF, challenges to property tax assessments are filed with and heard by the City Tax Commission. The forms, along with instructions, are found on the Tax Commission website and can be accessed by visiting http://on.nyc.gov/1NrKr9G. You may also visit the Tax Commission office in person, which is located in the Municipal Building in Manhattan at 1 Centre Street, Room 2400.

Owners must have valid reasons for challenging the assessment if they expect a reduction. Owners who simply claim that the assessment is too high or that they cannot afford it will most likely not receive a reduction. An example of a valid reason for a reduction is if similar buildings in the neighborhood have lower assessments on a square footage basis, as well as outside factors influencing the property. Outside factors can include: major construction near the property causing problems with light and air, or service disruptions. Additionally, any other issues that owners feel are affecting the property in a negative way are legitimate to use as a reason for a lower assessment. Please be aware that the application will require much information about the building and possibly an income and expense statement depending on the number of units in the building.

If the assessments are released as scheduled, owners will have until March 1, 2017 to submit the application. If you decide to challenge the assessment on your own, RSA urges owners to do research on neighboring assessments. You may also need to include photographs as evidence in your application. Owners are strongly encouraged to begin the challenging process immediately in order to not miss the deadline.

If the assessments are not released on the expected date, RSA will notify its members immediately via email blast and Facebook and Twitter. If you do not have access to email or our social media outlets, it is important to assume that the assessments will be released on January 15th. Owners must be proactive and look up your tax assessment on the DOF website immediately following the expected release date. You can find them on the DOF website at http://on.nyc.gov/1595y1P, or you can visit a DOF office in your borough to view the printed assessment rolls. Locations and business hours for each office can be found at http://on.nyc.gov/1kUNpNd.

RSA MEMBERSHIP MEETING
Wednesday, January 25, 2017
2:30PM–4:00PM
RSA Office 123 William St., 14th Fl., Manhattan

The Membership Meeting is an opportunity for owners to learn about political, legal and regulatory updates as well as to raise questions and concerns. All paid RSA members are welcome to attend. Register by calling 212-214-9243 or via email at mrodriguez@rsanyc.org. Pre-registration is required and will close at noon the day before the date of the meeting.
RSA President Joseph Strasburg wrote an op-ed in the New York Daily News in response to another op-ed written by Mayor Bill de Blasio that directly criticized the RSA. Mayor de Blasio stated that hardworking New Yorkers “are under attack from a small group of landlords,” blaming RSA for blocking a one-time water bill credit of $183 to small homeowners when RSA sued the City Water Board in June 2016.

Mayor de Blasio failed to mention that it was Judge Carol Edmead of the Manhattan State Supreme Court who blocked the illegal bill credit, which would have been subsidized by a water rate increase of 2.1% for all other ratepayers throughout the City. To read Mayor de Blasio’s op-ed, visit http://nydn.us/2fYQ4aI.

Here is Mr. Strasburg’s response in its entirety:

Mayor de Blasio recently accused the Rent Stabilization Association, which I lead, of blocking a $183 water tax credit for one-, two- and three-family homeowners. But there are two sides to every story.

In fact, RSA is fighting against a rate freeze for those homeowners because de Blasio places the actual cost of funding his water credit squarely on the shoulders of the association’s 25,000 members — owners of buildings that house 1 million rent-stabilized apartments, who are the largest providers of affordable housing in the five boroughs.

The truth is de Blasio is reeling from a court decision that caught him violating the law and interfering where he shouldn’t have — which have been recurring themes of this administration.

Not only did de Blasio exclude these 25,000 building owners — the majority of which are family owned and operated, mom-and-pop businesses — as well as owners of condominiums and cooperatives, from receiving this one-time $183 water tax credit, he also raised all water rates by 2.1% to create a source of funding for the water credits of the select group of owners of one-, two- and three-family homes.

The City Water Board’s action was so blatantly illegal that the judge heard arguments and decided the case on the same day it was argued. Supreme Court Justice Carol Edmead ordered that the water rate increase and the water bill credit be annulled and vacated immediately. Even she viewed this water tax credit as masking a de Blasio political ploy.

In her decision last June, Edmead wrote: “The bill credit is unrelated and bears no reasonable correlation to the costs of water service, and is designed to accommodate the mayor’s political agenda to provide a windfall to certain homeowners.”

The Water Board’s provision for a rate increase and bill credit was “unreasonable, arbitrary, capricious and an abuse of discretion,” according to her ruling.

She pointed out that there was “no factual analysis or rational basis to support a difference in the cost of delivery of water services” to one-, two- and three-family homes as opposed to larger buildings. The city, of course, appealed the Supreme Court decision — and is awaiting a ruling.

In his recent rant against RSA for defending the rights of 25,000 building owners, de Blasio conveniently excluded those facts, as well as the reality that he would benefit from the water tax credit — not once, but twice — with $183 credits on each of the two homes he owns in Brooklyn.

Unfortunately, the rental housing industry is all too familiar with the “Tale of Two de Blasios” — where politics and hypocrisy override sound housing policy.

On one hand, de Blasio needs and wants the assistance of apartment building owners of rent-stabilized apartments to advance his affordable housing agenda, and to take families out of the homeless shelter system. We couldn’t be more supportive of such initiatives.

Yet on the other hand, de Blasio raises property taxes and water rates while simultaneously imposing two consecutive rent freezes through his puppet Rent Guidelines Board — where he appointed all nine members. This denies the only source of income that landlords rely upon to maintain, repair and improve the quality affordable housing they provide to millions of families.

It costs money to maintain affordable housing. De Blasio should know, because while he was freezing the rental income of rent-stabilized owners, he was raising the rents of his own tenants to cover his costs.

Landlords don’t take rent increases and buy themselves steak dinners. They reinvest rent money back into their buildings for repairs and improvements, creating tens of thousands of jobs for local residents and work for thousands of neighborhood businesses.

It’s time for de Blasio to throw cold water on his political machinations and work with the only industry organization that can help him implement his affordable housing agenda.
CITY & STATE ROUNDUP

Top 10 Errors on MCI Applications
Avoiding Errors Will Speed Processing

In November, RSA held a sold-out seminar led by some of the leading practitioners in the field to educate members on ways to increase income and decrease expenses at a time when stabilized rents are frozen and operating costs are on the rise. With a majority of apartment buildings in the City pre-dating World War II, undertaking Major Capital Improvements (MCIs) can be an important tool for owners to use to upgrade their buildings, increase rents and decrease expenses. This process requires that owners file an MCI rent increase application with DHCR and that process, which requires an exhaustive amount of information, can be a difficult one if owners are not careful.

When applying for MCIs, there are many common errors made by property owners that often delay the approval process. The following are the most common mistakes that RSA members should avoid when filing MCI applications with DHCR:

1. Incomplete applications:
   a. Not providing a contractor’s statement (Pointing/Waterproofing: see page 4 of the MCI application)
   b. Incorrect work dates
   c. Missing contracts
   d. Missing contractors’ signatures
   e. Submitting vague contracts – no description of the scope of work or cost-wise breakdown
   f. For large complexes, mailing address for tenants for each building is not provided. (This can result in mail being returned undelivered.)

2. Failure to disclose information about commercial space that benefit from the installations

3. Room count discrepancies with prior MCI applications

4. Failure to provide adequate proof of payments

5. Not providing explanations regarding difference between claimed costs, payments, and contract costs

6. Failure to submit proper sign-offs where required

7. C violations on HPD’s database

8. Building-wide rent reduction for the building in effect and restoration applications not filed with DHCR

9. DHCR annual registration of building not up-to-date

10. Modification of services application not filed for certain types of MCIs (conversion from key to key fob, conversion from hard-wired intercom to telephone intercom, conversion from manual to automatic elevator, etc.)

For additional assistance with MCI applications, please contact an RSA counselor at (212) 214-9200.
Various Options Exist for Property Owners to Collect Rent

The vast majority of RSA members are small property owners who own and manage 20 units of housing or less. For the most part, rent collection is done individually by the owners, with rent bills either mailed or slipped under the door. Rent is then collected via a check, money order, or cash that is mailed or handed directly to the owner or dropped in a mail slot in the lobby. Many owners prefer to maintain this traditional approach to rent collections in which they receive the rent payments directly, deposit them to their bank account and post the payments to accounts of their tenants.

However, there are many other rent collection options available to owners which can make the collection of rent easier and more efficient for both owner and tenant. These include various electronic rent payment options that have grown in popularity.

One method, which has now become very traditional, especially for large owners, is the lock box system. Lock boxes are Post Office (P.O.) Box addresses established by banks for the receipt and processing of payments. Owners or managers send out monthly rent bills and the rent payments are returnable to a P.O. Box set up by the bank that the property owner does business with. The bank collects and processes the payments and posts the payments directly to the property owner’s account.

While many property owners are comfortable collecting rent directly or using bank lock boxes, technological advancements have allowed many owners to receive rent electronically as a way to make the collection process even more convenient for both parties. Collecting rent electronically has many benefits to property owners, particularly a more streamlined rent collection process resulting in reduced administrative costs and processing time. This has been an excellent tool for owners to avoid any mishaps in collecting rent, such as lost or misplaced checks, or tenants that are late in paying rent. These technological advances inspired NYCHA to implement a mandatory direct deposit program in 2014 for all property owners in the Section 8 program.

At a minimum, electronic payments require that tenants have a computer with Internet access and have a checking account at a financial institution. There are various companies, such as eRentPayment, ClearNow, Propertyware and VersaPay, which help owners collect rent electronically, including payments through credit cards. Each of these companies have websites where tenants can make electronic payments that pass through an Automatic Clearing House (ACH) and are deposited directly into the owner’s account. Once the payment is fully processed, both the tenant and the owner receive a confirmation email. The tenant also has the option to have their account debited automatically or pass the responsibility to the owner for authorization. Should there be insufficient funds in the tenant’s account, the transaction will not process. Conveniently, property owners have the option to set up a due date for rent payment, as set forth in the lease, and to charge a fee for late payments. These companies also allow owners to block partial payments and send email reminders about rent due dates to their tenants.

In the event that a tenant does not have access to a computer, owners can create a separate bank account where the tenant can deposit their rent at a bank. This method, which also provides a payment receipt for the tenants, may also send direct online messaging that alerts the building owner when rent has been paid. However, some owners are apprehensive of this approach for several reasons. Many are uncomfortable with giving their tenants their bank information and it may become difficult to differentiate between payers if there is no separate account per unit. Owners with a large number of buildings and units may find it particularly difficult to reconcile their rent receipts.

Banks also provide a “quick pay” service, which functions the same way as direct deposit except through email. It requires that a tenant have a checking account and an Internet-accessible computer. The tenant must link their email or mobile device to the bank account information at their owner’s bank and it will allow them to send payments via email or text message. If the owner and the tenant have accounts in the same bank, the service can be provided free of charge and the only information that the tenant will have access to is the property owner’s email address.

Although many property owners are comfortable with traditional rent collection methods, electronic rent payment, if applicable, can be very useful and convenient for both property owners and their tenants. Owners should explore the different electronic options available to them and consult with counsel to ensure that the different legal issues relating to both regulated and unregulated tenants are taken into account prior to implementation. Owners should be cautious that any electronic rent collection method allow for the ability to block partial rent payments or any rent payment whatsoever in the event that legal proceedings have been initiated.

To share your personal rent collection experiences, please contact Vito Signorile, RSA’s Director of Communications, at (212) 214-9235 or VSignorile@rsany.org.
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RSA is the authority on housing law compliance. Delivery is only one piece of the puzzle. Record retention is the most important part! Trust your record keeping only to those who put the safety and security of your business first and have proven it for over 40 years! ACT NOW! Failure to comply could result in costly fines and even the possibility of jail time.

Return the enclosed worksheet or call 212-214-9200 or log on to www.RSANYC.org. Don't Delay! Tenant Notices Must Be Mailed Between January 1st and January 15th.
Department of Health Issues Lead Paint Report for 2015

In the fall, the City Department of Health and Mental Hygiene (DOHMH) issued its annual lead paint report. The number of reported cases of children with elevated levels of lead in their blood decreased once again, which is good news for children and property owners.

In its annual report, DOHMH issued several significant findings:

1. In 2015, the number of children under 6 years of age with blood lead levels of 10 micrograms per deciliter (mcg/dL) or more decreased to 831 from the prior year’s number of 840, a 1% change.
2. In 2015, there were 246 children younger than 6 years of age with blood lead levels of 15 mcg/dL, a decrease from 267 such children in 2014.
3. In 2015, 60% of children younger than 6 years of age with blood lead levels of 15 mcg/dL or greater were from high poverty neighborhoods.
4. In 2015, 5,371 children younger than 6 years of age were identified with blood lead levels of 5 mcg/dL or greater, a decline of 18% from the 2014 number of 6,550 such children.
5. In 2015, 81% of City children were tested for lead poisoning at least once.
6. Between 2005 and 2015, “the number of children younger than 6 years of age newly identified with blood lead levels of 10 mcg/dL or greater fell by 69%.”

Back when the City Council was on the verge of enacting Local Law 1 of 2004, former DOHMH Commissioner Thomas Frieden testified about the dramatic decline in childhood lead poisoning that was already occurring in the City. Additionally, he pointed out that despite that decline and the declines that were inevitable in the future, the City would eventually get to the point that despite its efforts, there would always be an “irreducible number” of cases. Based upon this year’s annual report on childhood lead poisoning, as well as the reports for 2013 and 2014, the number of cases continues to decline.

Despite these statistics, property owners are reminded to continue to be vigilant. Be sure to provide the required notices with all of your leases and renewal leases. Know which of your apartments are occupied by families with young children or by caregivers for young children. Remember to do annual inspections in apartments with young children and to promptly repair peeling paint conditions. Respond immediately to peeling paint and other maintenance conditions in those apartments. Lastly, RSA urges you to comply with the annual lead paint notification requirements by using RSA’s 2017 Annual Safety Notice Service. **For more information, please see page 7.**

DOHMH also provides extensive material on lead paint for the City’s residential property owners on its website. Visit [http://on.nyc.gov/2hFFthp](http://on.nyc.gov/2hFFthp) for more information.
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Airbnb, City Settle Lawsuit Challenging New Law
City Authorized to Issue Violations for Ads for Short-Stay Rentals

In this past legislative session earlier in the year, the State Legislature was considering whether to approve legislation creating financial penalties for persons who place ads for short-stay rentals of less than thirty days in violation of the law. At the time, Airbnb made no secret of its intention to bring a lawsuit challenging the legislation that was being considered. Airbnb’s concern was that it, as the entity that sells the ads, could be held liable, as opposed to the persons who purchased the ads.

After the Legislature did pass the legislation, Governor Andrew Cuomo then waited months before he signed it into law. During that time, proponents and opponents of the legislation argued their positions publicly and, presumably, privately to sway the Governor in their direction. Ultimately, on the same day that the Governor did finally sign the legislation, Airbnb brought a lawsuit challenging the law. The City and Airbnb have now settled their litigation, with the apparent commitment by the City to enforce the law only against purchasers of the ads themselves and not against Airbnb.

The law provides that persons who violate the law by renting out their apartments are liable for civil penalties starting at $1,000 for the first violation, $5,000 for the second violation and $7,500 for the third and any subsequent violations.

It is unknown at this point is how the Mayor’s Office of Special Enforcement (MOSE), the agency charged with enforcement of the law, will actually implement the new provisions. Will MOSE issue violations against tenants who actually place the ads or will the agency continue its current and misplaced practice of issuing violations against apartment building owners because of the administrative convenience of doing so? Despite repeated efforts by RSA to convince the City to change its enforcement practices, the City has repeatedly issued violations against owners even though the apartments were rented out illegally by the tenants.

MOSE has issued proposed regulations regarding the new law which provide no insight whatsoever on this subject. Those regulations were the subject of a public hearing on December 19th and RSA testified that the regulations should be made absolutely clear that the violations for such ads will be placed against the tenant in those instances where it is evident that the tenant has purchased the ad to sublet their apartment in violation of the law.

“The new law makes clear that the person who places the ad for short-stay accommodations in violation of the law is the one who is subject to the law’s civil penalties, which range between $1,000 and $7,500... [it should be clear that] the tenant and not the apartment building owner will receive the violation issued by the Mayor’s Office of Special Enforcement and will be subject to the penalties as provided by law.”

To view RSA’s full testimony, visit http://bit.ly/2gT6vVa. We will keep you posted on any developments.

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We received the following letter addressed to RSA President Joseph Strasburg regarding RSA Counselor Isabel Felix.

Dear Mr. Strasburg,

I hope you are doing well. My name is Keven Ahearn. I am contacting you in regard to the exemplary work that your employee Isabel Felix has done on my behalf.

I was finally referred to your organization after wasting much time and money on attorneys that could not help me with my compliance with HPD and DHCR. I was referred to Ms. Felix to help me with registering my property with DHCR. I attempted this on my own and failed miserably. Ms. Felix immediately put me at ease and said she could remedy the mess I made.

Ms. Felix went over multiple years that I filed incorrectly with me. She corrected all of the years of filings, contacted people at DHCR as well as HPD on my behalf. Ms. Felix also rapidly responded to all of my questions and concerns. Needless to say, she rectified all of my compliance issues and DHCR and HPD are satisfied.

In closing, I appreciate the tireless work and effort she put into my case. I am sure she must be a valued employee. I rarely feel compelled to write a letter like this but in the case of Mrs. Felix, I felt it was necessary. I look forward to working with Mrs. Felix and RSA in the future. It was an absolute pleasure working with her.

Sincerely,

Kevin Ahearn
CITY & STATE ROUNDUP

New Law Requires Owners to Clear Snow from Fire Hydrants

Mayor Bill de Blasio has signed into law a bill that amends the current law in relation to removing snow and ice from and around fire hydrants.

Local Law 149 of 2016, which derived from legislation sponsored by Bronx Council Member Andy King, now requires the City’s property owners to clear snow, ice and any other obstructing materials within two feet of fire hydrants located on their properties.

Property owners typically remove snow and ice from hydrants within these boundaries; however, owners are now subject to violations for non-compliance consistent with penalties for failing to remove snow and ice from sidewalks. These fines range from $100-150 for a first offense to $250-$350 for a third offense. Owners are required to remove snow and ice from fire hydrants within four hours after snow stops falling, except between the hours of 9 p.m. and 7 a.m. Please be advised that compliance of this law will be enforced by both the City Fire Department (FDNY) and the City Department of Sanitation (DSNY).

Although this law does not technically go into effect until the beginning of March, 2017, RSA urges property owners to begin complying immediately as a result of expected snowfall throughout the winter months.

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5 years of Loss Experience is required for most “Lead” programs.

For more information or to schedule an appointment, please contact RSA Insurance Agency, Inc. Director Mark Losavio at (212) 214-9248 or via email at MLosavio@rsanyc.org.
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RSA CALENDAR OF EVENTS

January 1
New Year’s Day

January 1
Elevator Inspection for 2017
Between Jan. 1 and Dec. 31. ELV3 form must be filed with local borough office within 60 days. In addition, the report for the annual inspection must be filed by September 30.

January 1
Window Guard/Lead Paint Notice/Fire Safety Guide
Must be delivered to every tenant between Jan. 1 and Jan. 15.

January 1
High Income/Rent Decontrol
Between Jan. 1 and May 1 you may provide tenants with legal regulated rents of $2,700 or more per month with DHCR’s income certification form to determine whether those tenants earned more than $200,000 for each of the prior two years. Tenants have 30 days to complete and return this form.

January 5
Taxable Status Date
Assessed value or the following City fiscal year is based on ownership, condition and value as of this date.

January 15
2016 Personal Estimated Income Tax Due
Last payment for Federal, State and City income taxes.

January 15
Notice of Assessed Value
The tentative assessment roll is open for public inspection on the City’s website, www.nyc.gov/finance. The Dept. of Finance mails notices of annual property tax assessment in January, but is not obligated to notify you of an increased assessment. RSA recommends that all owners review the records for their buildings.

January 16
Martin Luther King, Jr. Day
Sanitation Workers’ holiday. No garbage pick up, no street cleaning. CITY, STATE, AND RSA OFFICES CLOSED.

January 25
RSA Membership Meeting
2:30 PM-4:00PM at the RSA Office. See page 3 for details.