



**MEMORANDUM IN OPPOSITION
S333**

The Rent Stabilization Association of New York City (“RSA”) represents 25,000 diverse owners and managers who collectively manage more than one million apartments in every neighborhood and community throughout New York City. The RSA submits this memorandum in opposition of S333, which would require the owners to conduct an electrical inspection of non-fireproof buildings every three years.

This bill would mandate an inspection of the electrical wiring, circuits, outlets, switches, cords and related electrical equipment for all non-fireproof multiple dwellings and the submission of a fire safety inspection report to an appropriate agency every three years. This overly broad mandate would require owners to access units and inspect a wide-range of systems in order to determine whether these systems meet housing and construction codes with the aim of increasing fire safety. This additional inspection requirement would do little to increase safety and instead create an additional burden on owners to gain access to apartments, to inspect systems that have already been determined to satisfy the relevant codes. When owners modify these items, permits and sign-offs continue to ensure that the systems meet code requirements.

The reality is electrical fires largely result from tenant activities such as overloaded outlets and inappropriate use of extension cords, actions over which the landlord has no control. A more rational step would be to increase tenant education of the dangers of such actions.

Accordingly, the RSA opposes S333.