



Memorandum in Support

Int. 163 and Int. 484

The Rent Stabilization Association of New York City represents 25,000 diverse owners and managers who collectively manage more than one million apartments in every neighborhood and community throughout the city. We thank the Committee for giving us the opportunity to submit this Memorandum in Support of Intros. 163 and 484, both of which amend the New York City Administrative code by requiring photographic documentation to evidence housing maintenance and building codes violations and proof of cure. The RSA supports these bills.

Both Intros. 163 and 484 would help owners facilitate the repair of violations that are identified through City housing maintenance code and building code inspections. Often owners are notified of a code violation but the verbiage is unclear as to the specific problem and exact locations identified by the housing or buildings inspectors that need to be addressed. Providing photographs would offer additional information that would assist owners in expeditiously and accurately remedying the conditions. Further, the ability to document repair via photographs would be welcomed as photographic proof could conclusively demonstrate that violations have been remedied and cured.

This record of repair would also be useful should an issue later be raised or if department records are not updated accurately. Photographs will provide documentation if there is a recurrence of the same condition resulting in a subsequent violation. This can demonstrate that a repair was made and provide proof should a false certification violation be mistakenly levied against a landlord

Owners navigate bureaucratic hurdles daily. These measures would be one small step in streamlining the complex compliance processes required by the agencies.

In conclusion, RSA supports Intros 163 and 484 and urges the City Council to adopt both measures.