

Costs Continue to Rise

Compliance costs continue to grow and are not accounted for in the RGB official assessment of owners' costs. Every additional expense means additional economic stress is placed upon a building. All of these 27 regulations below require compliance and all of them have costs attached: additional labor, professional services, licensed contractors,

administrative time, ongoing monitoring, interaction with government agencies and legal fees. **These compliance costs are a regular, repeating and always-increasing drain on building income that is not considered in the PIOC.** (The newest mandates are shown below in bold.)

- Local Law 97 of 2019 (Climate Mobilization Act Compliance)
- Local Law 152 of 2016 (Gas Piping Inspections)
- Local Law 87 (Energy Audits and Retro-Commissioning)
- Local Law 84 (Benchmarking) + 2019 Amendment
- Local Law 11 of 1998 (Façade Inspections)
- Local Law 55 of 2018 (Mold & Indoor Allergen Removal)
- Local Law 31 of 2020 (XRF Lead Paint Inspections)
- Local Law 1 of 2004 (Lead Hazard Reduction)
- Local Law 69 of 2017 (Bedbug History)
- Local Law 10 of 2008 (Section 8 Processing)
- Local Law 77 of 2015 (Regulation of Cooling Towers)
- Local Law 32 of 202 (Conversion to Natural Gas or Electric; No. 4 to No. 2 heating oil)
- Sanitation regulations requiring overtime to place trash out at later time
- DEP Recycling Regulation Costs
- DEP Annual Backflow Prevention Device Inspections
- New York State DEC Oil Tank Registration Fees
- DOB Standpipe Sprinkler Coding
- DHCR Annual Registration Fees
- Code Enforcement Re-inspection Fees
- Third-Party Elevator Inspections
- Lead paint certifications for workers in the building
- DOF Annual Preparation of Income and Expense Reports
- **Local Law 111 of 2023 XRF Inspections of Common Areas**
- **Local Law 123 of 2023 Accelerated lead paint removal with child**
- **Local Law 122 of 2023 Additional paperwork requirements lead paint**
- **Parapet Inspections**
- **Install Natural Gas Detectors in all residential units ■**

Look out for an upcoming RSA compliance webinar to help navigate these many requirements.