



2018 Brings Enforcement of a Host of New Local Laws

Establish Your Building's Smoking Policy

The deadline to create and distribute an official Smoking Policy for your building is August 28, 2018. Local Law 147/2017 does not dictate the contents of the policy, leaving it up to landlords, Boards and managers to decide what it will say. Issues such as second-hand smoke, smoking odors, designated smoking areas, and disposal of smoking detritus should all be addressed in your property's Smoking Policy. Once created, the written policy must be distributed annually to residents of all multi-family properties in New York City. Now is the time to discuss this issue with your property manager, so that the Board has plenty of time to create and distribute the smoking policy by the deadline in order to avoid fines for noncompliance.

Your manager can provide templates for your building to use as a starting point, which you can modify as you see fit.



NYC has mandated that all multi-family buildings establish and distribute a smoking policy by next summer.



Specially trained dogs help to detect and eradicate bedbugs.

Report Bed Bug Infestations

Beginning in December 2018, owners of all multi-family properties in NYC will be required to collect and report the bedbug infestation history of every unit in their buildings. In order to comply with NYC's Local Law 69/2017, management must ascertain annually from residents whether their units had bedbugs during the previous 12 months, and what eradication measures were employed to correct the problem. Information for each unit must be submitted electronically to HPD every December. In addition, buildings must post or distribute information about how many units have had bedbugs within the past year. Once reported to HPD, this information will be made public. Your manager will be working with the board to gather and file this information. For more information, visit:

<http://www1.nyc.gov/site/hpd/owners/Pests-owners.page>



Rate Your Building's Energy Efficiency

Beginning in May, the City's "Benchmarking" regulations will be expanded to include all buildings over 25,000 square feet (under the earlier version of the law, buildings of less than 50,000 were not required to benchmark). As part of Local Law 133 of 2016, which expanded LL 84, owners must report water and energy consumption annually through the City's online portal (<https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>). Failure to report can carry fines of up to \$2000 per year. The City will use this information to create metrics to track and compare the energy efficiency of similar buildings, and ultimately will release a rating for each property, which will be available to the public.

A better rating will have a positive impact on property values, giving owners an incentive to take action to cut back on water and energy consumption, as part of the City's goal to reduce greenhouse gas emissions by 80% between 2005 and 2050. We at DEPM care deeply about energy conservation and have instituted many improvements in our client buildings, including converting boilers from oil to gas, replacing incandescent lights with energy saving LED lights, installing new windows and more. Our managers are working with all their properties to implement conservation initiatives in the coming year. For more information on the City's Benchmarking program, visit <https://www1.nyc.gov/site/buildings/business/benchmarking.page>



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Handling Your Trash

Your staff works tirelessly every week to gather, bag and prepare your building's trash for the Sanitation Department. While they do this each and every week, imagine the amount of trash the Sanitation Department handles...Did You Know:

- NYC's Department of Sanitation (DSNY) is the largest garbage collection operation in the world
- More than 21 million pounds of garbage and 3.5 million pounds of recyclables are picked up daily in NYC
- 7.5% of solid waste is made up of plastic bags—so bring re-usable bags when you go shopping to help reduce waste in NYC. And be sure to recycle! ❖



2018 Seasonal Reminders

Now that Spring is on the way, be sure to prepare your property:

- Clear leaves and branches from roof and balconies
- Replace or refresh outdoor plantings
- Check for damage on signs, awnings, landscaping and architectural details
- Have A/C systems checked and prepared for the season

