

\$1095 / 1br - RENOVATED ONE BED/RENT STABILIZED (FOREST PARK/RICHMOND HILL) (map)

Date: 2011-12-01, 4:29PM EST

Reply to: hous-pwshu-2716969230@craigslist.org [Errors when replying to ads?]

Newly renovated and freshly painted one bedroom apartment, hardwood floors, renovated kitchen and bath. Apartment is rent stabilized, unit is located on third floor of walk-up building. Building is located one block down from Forest Park, on Park Lane South side of the park. Laundry room in basement. No fee credit check and application, proof of employment.

\$1900 / 2br - 1050ft² - TOTALLY Renovated 2 BR/ Elevator Bldg/ Granite & Steel/ Laundry-=URA=- (kew gardens) (map)

Stunning 2 Bedroom apartment located on the second floor of an Elevator Building in Kew Gardens! Totally renovated apartment offers huge square footage and every conceivable amenity!

Hardwood Floors throughout! Granite and stainless steel kitchen with dishwasher. Bar top cut out! Dining Area! Full bath with tile shower and 2 large bedrooms with big closets and built in storage/ workspace! Heat and Hot Water Included! Laundry Room in Basement! Close to Subways and Bus. Just Renovated! Be the first one to enjoy this BEAUTIFUL new property!

\$1215 / 1br - Nice 1 BR - First Floor! Must See! (Richmond Hill)

Date: 2011-12-01, 9:43AM EST

Reply to: see below [Errors when replying to ads?]

Large corner unit with 1 spacious bedroom and 1 full bath Standard kitchen new refrigerator and gas stove Water and garbage and heat are included, gas range, refrigerator included * Laundry On-Site *

\$750 / 1br - One bedroom (Richmond Hill /Queens)

Date: 2011-11-30, 3:57PM EST

Reply to: hous-2kpwj-2728992049@craigslist.org [Errors when replying to ads?]

Very ,very spacious one bedroom apartment on lower level utilities included very close to public transportation F train and buses call 646-247-9271

\$900 / 1br - apt (richmond hill)

Date: 2011-11-27, 7:03PM EST

Reply to: hous-cgrva-2723598522@craigslist.org [Errors when replying to ads?]

Beautiful one bedroom for rent. mint condition. Apt. is big enough for one person. Located 1 block from liberty avenue and 1 block from the A train. Rent includes all utilities. Must pay first month rent and last month rent. Please call 347-723-8797 if interested and leave a voice mail.

\$850 Comfy apt. with utilities included (Queens - Richmond Hill) (

Date: 2011-11-25, 4:08PM EST

Reply to: hous-dx9rn-2720169322@craigslist.org [Errors when replying to ads?]

This is a small one bedroom basement apartment with utilities included. To move in all you need is \$2,500. Call us at (347) 548-4199

\$900 / 1br - one bed room furnished walk in (bellrose)

Date: 2011-11-30, 8:41AM EST Reply to: see below [Errors when replying to ads?]

Ideal for single student or resident. Located off hillside ave. no pets. utilities are included. very spacious walk in ground level apartment. has kitchen, living room/dining. large bed room. good credit and references. to view call agent 718-581-6817 one month rent, security, broker fee.

\$1100 / 2br - *** 2BR COLLEGE POINT for the price of 1BR ***** NO FEE.....By Owner (College Point)**

For Rent from owner, no fees. Super Bright, Quiet neighborhood, close to all. Heat and hot water included!!! Walk to bus Q65 and Q20A, 10 minutes to Flushing. Parking Available for extra charges!!!! 1 month rent and 1 month security no fees

\$1000 / 2br - Apartment For Rent (Hollis, NY)

Date: 2011-12-01, 6:08PM EST

Reply to: hous-v7x7j-2731050663@craigslist.org [Errors when replying to ads?]

Small 2 Bedroom Apartment For Rent in Hollis [Recently renovated]. It includes a bathroom & kitchen. [No living room or Dining Room] Utilities included. Required to move in: 2 Months Security & 1 Months Rent. This apartment will be available to move in November. SERIOUS INQUIRIES ONLY!!!!!! Please email for further contact info. [NO BROKERS OR REAL ESTATE AGENTS!]

Your Family: Two adults, a seven year old child and a baby. Current income: \$1500 per month. Husband works in Richmond Hill. Wife is not working. One cat. You don't have a car.

None of the apartments is perfect for your family, but you must choose one. Which apartment will you choose? How will you afford it? ? Discuss the pros and cons of each (advantages and disadvantages). Choose one apartment and tell how you will afford it.

1) \$975 / 1br - Well laid out one bedroom apartment (Richmond Hill)

NO BROKER FEES! Well laid out one bedroom apartment with wood floors, spacious living room, kitchen and bath on the first floor for \$975 per month. Street parking is readily available and close to all major public transportation (buses and trains {J, E & F}). Fee disclosure: \$20 credit check. Pets: no dogs, (cat okay). Walk-in apartment.

2) \$1700 / 4br - brand new, won't last 92ave,102 street (richmond hill)

LOCATION LOCATION! Beautiful 4 bedrooms duplex on 2nd floor with plenty of windows for excellent sun lighting. Huge living room, dining room, computer room, kitchen, and 1.5 baths. This apartment is located on a quiet and cozy street in a private house. Walking distance to buses, trains, 24hrs Laundromat, shops and schools. Rent includes all utilities! Only working & responsible people welcome! ONLY SERIOUS INQUIRES! No smoking, No Pets. Available ASAP. 347 111 7777 income verification needed.

1 MONTH RENT 1 MONTH SECURITY DEPOSIT REQUIRED

3) \$1000 / 2br - Apartment For Rent (Hollis, NY)

Small 2 Bedroom Apartment For Rent in Hollis [Recently renovated]. It includes a bathroom & kitchen. [No living room or Dining Room] Utilities included. Required to move in: 2 Months Security & 1 Months Rent. This apartment will be available to move in November. SERIOUS INQUIRIES ONLY!!!!!! Please email for further contact info.

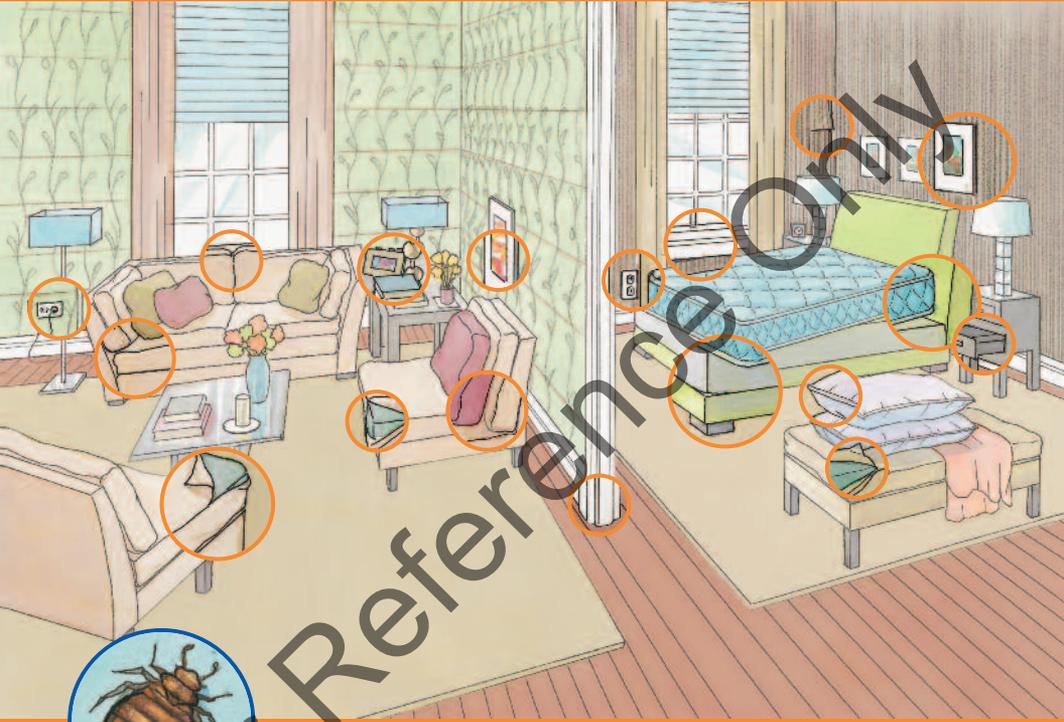
4) \$650 / 3br - 1400ft² - **TRUE 3 BEDROOM SUNNY*AVAIL NOW (Bed Stuy-East New York) (map)**

A three (3) bedroom.** but the landlord is willing to offer this partially furnished apartment to individuals who are interested in renting just a bedroom for \$650 per month and shared living room, kitchen and bathroom. The apartment is located on the 4th floor and has lots of light and is 3 blocks from a & c trains, all bedrooms have their own entrance, closets and windows and fit a full or queen size bed The apartment can also be rented as a whole for 1600 per month. Please contact ray via phone or text at 347-257-0124 or email me at: NyRayInc@gmail.com

<p>You are working full time Family: You, your spouse, three children Pets: One dog</p>	<p>You are working full time Family: You, your spouse, three children Pets: One dog</p>
<p>You are a student and you are single: Pets: none Not working Smoker</p>	<p>You are a student and you are single: Pets: none Not working Smoker</p>
<p>You are working part time Family: You (single parent), 4 children No Pets</p>	<p>You are working part time Family: You (single parent), 4 children No Pets</p>
<p>You: part-time job Poor credit history Family: you, two adults (your sister and mother). Sister is working part time. Mother has social security</p>	<p>You: part-time job Poor credit history Family: you, two adults (your sister and mother). Sister is working part time. Mother has social security</p>
<p>You are working full time, your father works part-time. Family: You, your parents, your spouse. Your father has a part time job. One infant</p>	<p>You are working full time, your father works part-time. Family: You, your parents, your spouse. Your father has a part time job. One infant</p>
<p>You: part time job, some savings Family: you, your spouse, no children Pets: One cat</p>	<p>You: part time job, some savings Family: you, your spouse, no children Pets: One cat</p>

1. **When must the landlord provide heat?**
2. **What can you do if you have no heat?**
3. **What causes bedbugs?**
4. **How can you get rid of bed bugs?**
5. **Who should manage a bedbug problem?**
6. Why is lead a problem for children?
7. Name 3 ways to protect children from lead.

Preventing and Getting Rid of Bed Bugs Safely



*A Guide for Property Owners,
Managers and Tenants*



A Healthy Homes Guide

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Using This Guide

Bed bug infestations are increasingly common in New York City. There are steps that can be taken to prevent bed bugs from infesting your home. When bed bugs are present, they can be safely controlled.

This guide will help you:

1. Learn more about bed bugs and how they thrive.
2. Prevent bed bugs from infesting your home.
3. Safely rid your home of bed bugs if they do occur.
4. Select and work with a pest control professional.

Recognizing a Bed Bug

From its appearance

Bed bugs are small insects that feed mainly on human blood. A newly hatched bed bug is semi-transparent, light tan in color, and the size of a poppy seed. Adult bed bugs are flat, have rusty-red-colored oval bodies, and are about the size of an apple seed.

Bed bugs can be easily confused with other small household insects, including carpet beetles, spider beetles and newly hatched cockroaches (nymphs).

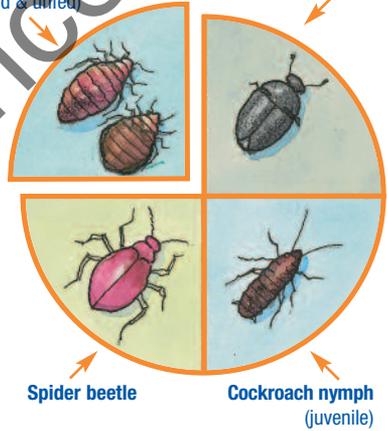
From its markings, droppings and eggs

Blood stains, droppings and eggs can be found in several locations including:

- Mattress seams and tufts, sheets, pillow cases and upholstered furniture.
- Crevices and cracks in furniture.
- Baseboards of walls.

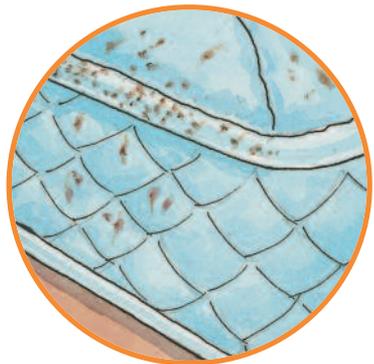
Bed bug adult
(fed & unfed)

Carpet beetle



Spider beetle

Cockroach nymph
(juvenile)



From its bite

Some people do not react to bed bug bites. But for those who do, bite marks may appear within minutes or days, usually where skin is exposed during sleep. They can be small bumps or large itchy welts. The welts usually go away after a few days. Because the bites may resemble mosquito and other insect bites, a bump or welt alone does not mean there are bed bugs.



How Bed Bugs Grow and Reproduce

Bed bugs are most active when we sleep. They crawl onto exposed skin, inject a mild anesthetic and suck up a small amount of blood. Most people never feel the actual bite.

Bed bugs need a blood meal to grow and lay eggs. A female lays 5-7 eggs per week and if fed, will lay 200-500 eggs in her life. Eggs take about 10 days to hatch. Bed bugs are fully grown in 2 to 4 months and can live as long as a year.



The Health Effects of Bed Bugs

Although bed bugs and their bites are a nuisance, they are not known to spread disease.

- Bed bug bites can be very itchy and irritating. Most welts heal in a few days but in unusual cases, the welt may persist for several weeks. Usually an anti-itching ointment will help, but if bites become infected, people should see their doctor.
- The anxiety about being bitten can lead to sleeplessness, which can affect one's wellbeing. Properly and effectively responding to bed bugs helps to keep anxiety in check.

Some people become so desperate that they use illegal or excessive amounts of pesticides that can lead to poisonings. This guide provides advice on how to get rid of bed bugs safely.

Preventing Bed Bugs from Infesting Your Home

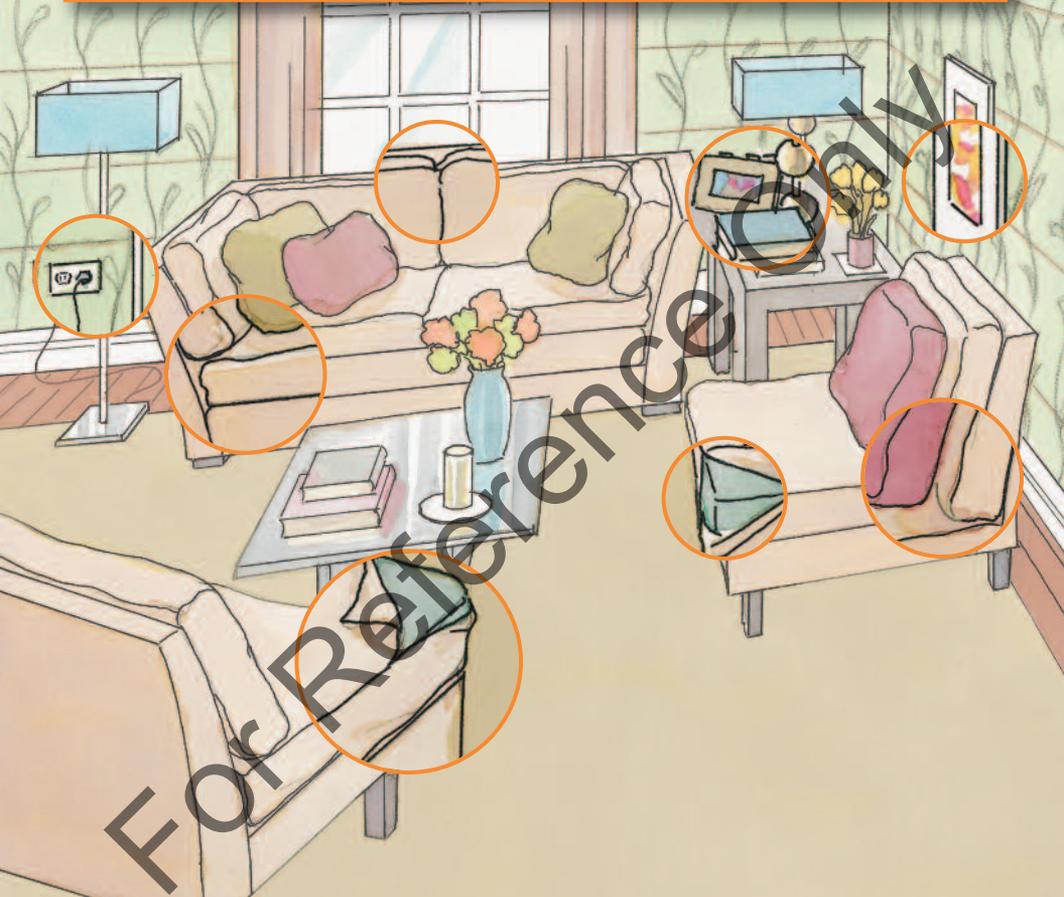
Bed bugs can enter homes by latching onto used furniture, luggage and clothing, and by traveling along connecting pipes and wiring.

- Never bring bed frames, mattresses, box springs or upholstered furniture found on the street into your home.
- Check all used or rented furniture for bed bugs.
- When traveling, inspect the bed and furniture. Keep suitcases off the floor and bed, and inspect them before you leave.
- If you suspect you have been around bed bugs, immediately wash and dry your clothing on hot settings or store it in a sealed plastic bag until you can.
- Seal cracks and crevices with caulk, even if you don't have bed bugs. This will help prevent bed bugs and other pests from coming in.



Inspecting for Bed Bugs

Look for bed bugs, blood stains, droppings and eggs (a flashlight and a magnifying glass will help). Start by looking in an area 10-20 feet around where you sleep or sit. That's the distance a bed bug will usually travel. Keep a written record of every room and location where you find signs of bed bugs. Share this record with a pest control professional.



Check mattresses, box springs, bed frames and bedding

- Check the top and bottom seams, tufts and any rips in the covers of mattresses and box springs.
- Look underneath the bed and along the bed frame and headboards.

Check cracks and crevices in bedroom furniture, floor boards and baseboards, windows and door frames

- Use a flash light to inspect cracks and crevices of furniture, windows and door frames.
- Swipe a putty knife, an old subway or playing card into cracks and crevices to force bed bugs out. A hot blow-dryer on a low setting will

also work. If live bugs do come out, crush them with a paper towel and throw them away outside your building.

- Remove drawers from furniture and check the inside, top and bottom, joints and even screw holes.



For Reference Only

Check walls and wall hangings

- Remove and check zippers, seams and tufts in cushions of upholstered furniture, and their frames.
- Using crevice tools, check paintings, posters, pictures and mirrors.
- Check cracks in plaster and peeling wallpaper.
- Inspect the face plates of electrical outlets and light switches (by eye only – do not insert anything into areas with wires). Look in phones, clocks, smoke detectors and toys.



Getting Rid of Bed Bugs

If you have bed bugs, you shouldn't feel ashamed. Anyone can get bed bugs. Notify your landlord and neighbors. The sooner everyone responds, the more successful everyone will be.

Choosing and working with a pest control company

Bed bug infestations usually require the services of well-trained, licensed pest management professionals, also called exterminators. Tenants whose landlords do not promptly respond to bed bug complaints can call 311 and file a complaint with the Department of Housing Preservation and Development, and may also hire their own professionals.

There are many pest control companies and licensed pest professionals in the New York City area. Not all are well trained in managing bed bugs. To get rid of bed bugs, you must choose the right company, be clear about what you want done and monitor performance.

To choose a good professional...

- Find a company through dependable referrals, directories, professional associations and check to make sure they are licensed at www.dec.ny.gov.
- Interview several companies before choosing. Ask about their training, and their approach to controlling bed bugs. Make sure they follow the procedures described in this guide.
- Agree on a service plan and its cost. Expect at least two treatment visits and a third follow-up visit to confirm that bed bugs have been eliminated. Severe infestations or cluttered apartments may take more visits to eliminate bed bugs.

A good company will...

- Inspect your property before giving you a price quote or begin any pesticide application.
- Give you a written inspection report, and an action plan of how to prepare for treatment and prevent further infestation.
- Base quotes on inspection findings, not flat fees. The cheapest services are rarely the best.
- Visit often until the job is done.
- Employ qualified, well-trained pest management professionals.
- Educate you on how to prevent bed bugs.
- Work with you until the bed bugs are gone.
- Treat you with respect.

About the Use of Pesticides

Bed bug infestations usually require the use of pesticides. Only professionals should apply pesticides for bed bugs. Foggers and bug bombs are not effective against them.

Ask the professional to:

- Use the least-toxic pesticide labeled for bed bugs that will be effective.
- Follow all instructions and warnings on product labels.
- Tell you when it's safe to re-enter a treated room.
- Never spray the top of mattresses or sofas, and if needed, to use only small amounts of pesticides on their seams only.

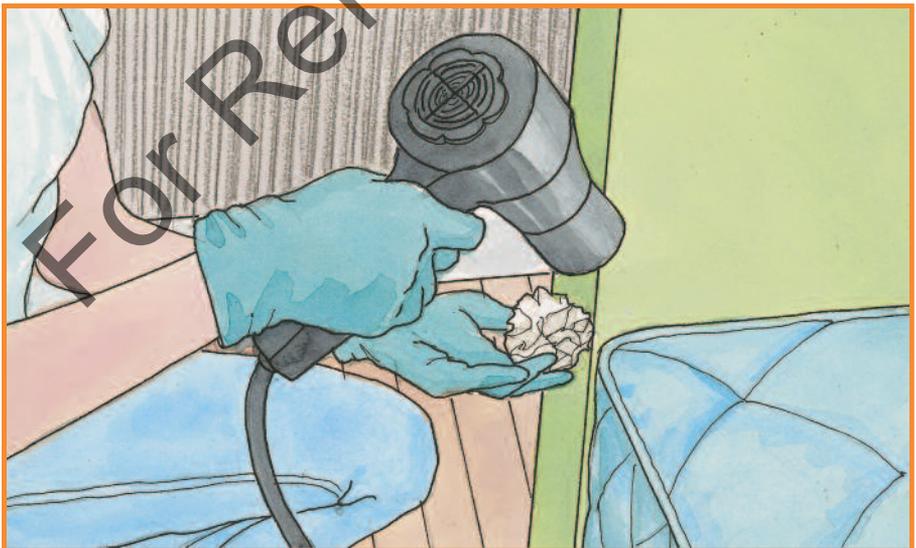
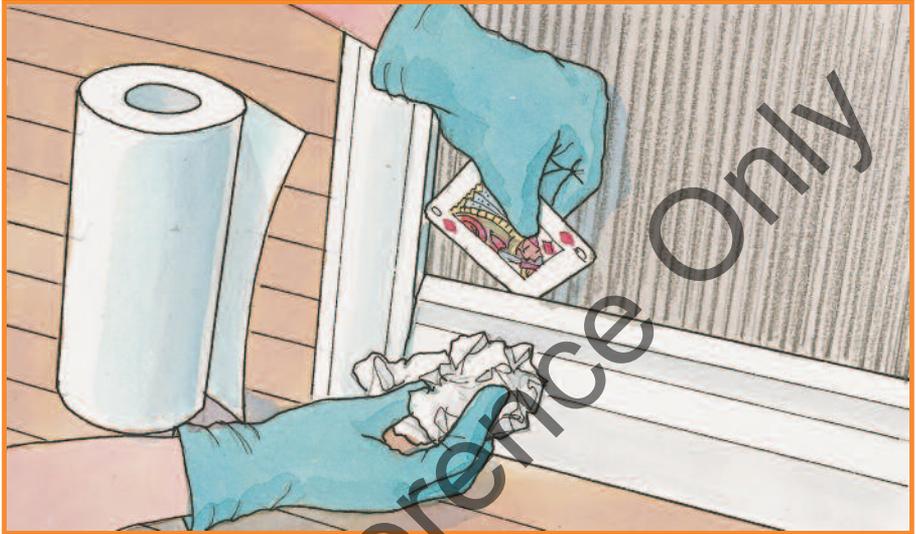
To report, or ask about pesticide exposures, call the Poison Control Center 24 hours a day:

- *English-speaking callers, call: (212) POISONS (764-7667)*
- *Spanish-speaking callers, call: (212) VENENOS (836-3667)*

For more information about pesticide products, call the National Pesticide Information Center at (800) 858-7378.

Trap and Kill Bed Bugs

- Force bed bugs out of cracks and crevices with a putty knife or an old subway or playing card, or with hot air from a blow-dryer on low setting. Catch them with sticky packing tape or crush them in paper towels. The heat from blow-dryers will kill bed bugs after 30 seconds of continuous contact.



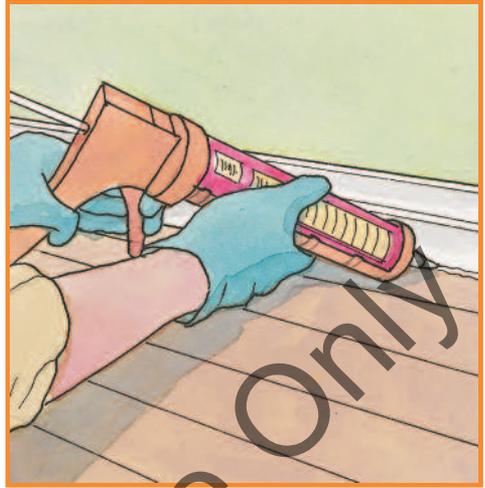
Clean and Disinfect

- Get rid of clutter to reduce places bed bugs can hide. After checking them for bed bugs, consider putting non-essential belongings into storage until the bed bugs are gone from your home. Check all items again before returning.
- Wipe off dead bugs, blood stains, eggs and droppings with hot soapy water.
- Wash all items showing bed bug stains in hot water (140°F) and dry on the highest setting for at least 20 minutes. Other clean items suspected of having bed bugs should be placed in a hot dryer for at least 20 minutes to kill bed bugs. After drying store items in sealed plastic bags until you are sure you have gotten rid of bed bugs.
- Vacuum carpets, floors, bed frames, furniture, cracks and crevices daily, using the brush and crevice tools. Empty the vacuum or seal and dispose of its bag outside of your home after each use.
- Enclose infested mattresses and box springs in a cover that is labeled "allergen rated," "for dust mites," or "for bed bugs" for at least a full year. Periodically check for rips or openings and tape these up.



Seal Cracks and Crevices

- Repair cracks in plaster, repair or remove any loose wallpaper and tighten light switch covers.
- Apply caulk to seal crevices and joints in baseboards and gaps on shelving or cabinets.



Getting Rid of Infested Items

- Usually, it is not necessary to get rid of furniture or bedding at the first signs of bed bugs. Cleaning and enclosing is often adequate.
- Box springs should only be discarded if they cannot be covered and are heavily infested.
- Use plastic sheeting (shrink /pallet wrap) or place securely in plastic bags any items to be thrown away. Label with a sign that says "infested with bed bugs."



What Landlords and Building Managers Can Do

- Provide tenants with information about bed bugs. Share this guide.
- Encourage everyone to report bed bugs as soon as they know of a problem.
- Notify tenants, and inspect all units adjacent to, above and below apartments found to have bed bugs.
- Hire a pest management professional to treat for bed bugs. Be wary of companies that make unrealistic claims that bed bugs can be controlled with one visit.
- Help tenants if they cannot move furniture themselves or need help to get rid of clutter.
- Give advance notice of the planned use of pesticides.
- Inspect upon vacancy and if necessary treat units to ensure they have no bed bugs or other pests before renting.



More Information?

For additional copies of this guide,
call 311 and ask for a copy of
“Preventing and Getting Rid of Bed Bugs Safely.”

More information on bed bugs and other pests
is available at <http://nyc.gov/health>.

*To report, or ask about pesticide exposures,
call the New York City Poison Control Center
at (212) Poisons.*





Key Messages about Bed Bugs

- Learn to identify the signs of bed bugs.
- Dirty living conditions do not cause bed bugs but cleaning and removing clutter will help in controlling them.
- Anyone can get bed bugs. Seek help immediately if you find them.
- Sealing cracks and small holes will help to reduce hiding places and prevent bed bugs from crawling between apartments.
- Cooperate with your neighbors, landlord and pest management provider. Getting rid of bed bugs needs to involve everyone.
- Do not use pesticide bombs or foggers to control pests. They can make conditions worse.
- It is hard, but not impossible to get rid of bed bugs. The advice in this guide will help.



**New York City
Department of Housing Preservation
and Development**

**Office of Enforcement and
Neighborhood Services**

**Office Locations
& Contact Numbers**

Bronx:

1932 Arthur Avenue (3rd Floor)
Bronx, New York 10457
(718) 579-6790

Brooklyn:

701 Euclid Avenue
Brooklyn, New York 11208
(718) 827-1942
210 Joralemon Street (Room # 806)
Brooklyn, New York 11201
(718) 802-3662

Manhattan:

94 Old Broadway (7th Floor)
New York, New York 10027
(212) 234-2541

Queens:

120-55 Queens Boulevard (1st Fl.)
Kew Gardens, New York 11424
(718) 286-0800, (718) 286-0808,
(718) 286-0809

Staten Island:

Borough Hall (2nd Floor)
St. George, New York 10301
(718) 816-2340

See FAQs Inside

This pamphlet contains frequently asked questions for tenants and owners concerning heat and hot water requirements and is provided for your convenience only. For complete information, consult the law and applicable rules.

inspectors, which do not take into account wind chill, take only a few minutes to properly measure the room temperature. Since the use of an auxiliary heating device, e.g., space heater, will not provide an accurate room temperature for the purpose of issuing a violation, housing inspectors will not measure the room temperature in a room that is receiving heat from an auxiliary heating device. If the temperature taken at the time of inspection does not meet the required minimum, the appropriate violations will be issued.

Will heat and hot water be restored if an owner, after issuance of a violation, fails to respond?

If heat and/or hot water are not restored after a violation is issued, HPD's Emergency Repair Program may use in-house staff and/or outside contractors to perform the necessary repairs to restore the heat and or hot water. The cost of all emergency repairs will be charged to the owner.

What can owners do to avoid heat and hot water violations?

Owners should properly maintain their building's heating plant, provide an adequate supply of heat and hot water in all apartments, and respond quickly to occupant complaints.

Does HPD offer any assistance or programs for owners?

HPD's Housing Education Program offers courses for owners, managing agents and superintendents on a variety of housing issues that include caring for a building's heating plant. To register for these classes, owners can access HPD's website (www.nyc.gov/hpd) or call 311. To help owners better maintain their heat and hot water systems, HPD has produced a video called "Heat and Hot Water in Residential Buildings." Owners can watch this video online at www.nyc.gov/hpd (requires Windows Media Player) or order it at no cost through HPD's Owner Services Program by calling 311.

The New York City Department of Housing Preservation and Development (HPD), Division of Code Enforcement, is responsible for enforcing the New York City Housing Maintenance Code and the New York State Multiple Dwelling Law.

For more information or to learn more about the New York City Department of Housing Preservation and Development please visit our website www.nyc.gov/hpd or call the City's Customer Service Center at 311.



www.nyc.gov/hpd



**The City of New York
Bill de Blasio, Mayor**

**Alicia Glen, Deputy Mayor for
Housing and Economic Development**

**Vicki Been
Commissioner**

For New York City Information, Call 311

FAQs
Frequently Asked
Questions

About...

Heat
and
Hot Water
Requirements



**Department of
Housing Preservation
& Development**

FAQs

Frequently Asked Questions

What is "HEAT SEASON"?

"Heat Season" is the time of year when owners of dwellings are required to provide occupants with a required minimum amount of heat. "Heat Season" begins October 1st and ends May 31st.

What are an owner's obligations during "HEAT SEASON"?

Owners must meet the following requirements:

- between the hours of 6 AM and 10 PM, if the outside temperature falls below 55° Fahrenheit, the inside temperature is required to be at least 68° Fahrenheit; and,
- between the hours of 10 PM and 6 AM, if the temperature outside falls below 40° Fahrenheit, the inside temperature is required to be at least 55° Fahrenheit.

What are an owner's obligations with respect to HOT WATER?

HOT WATER must be provided throughout the entire year at a constant minimum temperature of 120° Fahrenheit.

What should occupants without heat and/or hot water do?

Occupants who are being provided with inadequate or no heat or hot water should first attempt to contact their building's owner, managing agent, or superintendent. If the problem is not resolved, they should file a complaint with the City's Citizen Service Center at 311.

What will happen when a heat and/or hot water complaint is called in to the City's Customer Service Center at 311?

HPD will attempt to call the owner and/or managing agent to provide notice of the complaint and to get the heat and/or hot

water restored. HPD will then attempt to call the person who reported the complaint or another tenant in the building to confirm whether or not the heat and/or hot water were restored. If the person who filed the complaint or another tenant in the building reports that the heat and/or hot water condition still exists or if no tenant can be reached on the phone by HPD, a housing inspector will be dispatched. Owners are not informed when an inspection will be performed.

What will the housing inspector do if the occupant is not home at the time of the inspection?

If the occupant of the apartment for which the original complaint was reported is not home at the time of the inspection, the inspector will attempt to perform a heat and/or hot water inspection in another apartment in the building. The inspector will leave a card of the attempted inspection at the apartment for which the original complaint was reported. If the heat and/or hot water condition exists in another apartment, a violation will be issued.

A heat and/or hot water complaint was reported. Why is the housing inspector asking whether a child under age six resides in the apartment and/or performing an inspection of every room?

Local Law 1 of 2004 (NYC Childhood Lead Poisoning Prevention Act of 2003) requires that HPD make a diligent effort to ascertain whether a child under age six resides in the apartment on every inspection. If a child under age six resides in the apartment, the law requires inspectors to perform an inspection of every room to determine whether any lead-based paint hazards exist in the apartment.

What is the penalty for a heat or hot water violation?

Beginning in June 2012, pursuant to changes in the Housing Maintenance Code,

there are some new provisions regarding the penalties for heat and hot water violations.

If a heat violation is the first such violation issued during the current or prior heat season, or a hot water violation is the first such violation issued during the current or previous calendar year, an owner may be eligible to satisfy the penalty by submitting a \$250 payment with a timely Notice of Correction. The Notice of Violation that the owner receives in the mail will clearly indicate whether the violation is eligible for payment in satisfaction of civil penalties. An owner who chooses to submit a Notice of Correction and payment in satisfaction may do so by submitting a paper Notice of Correction or by using eCertification. (You can find out more information on eCertification on HPD's website, www.nyc.gov/hpd.) The Notice of Correction indicates that the violation has been corrected by the owner or an agent or employee of the owner within 24 hours of the affixing of the notice of such violation (which is the same as the date of the inspection where the inspector identified the lack of heat and/or hot water). The payment of \$250 must be submitted with the Notice of Correction to the department within 10 days of affixing the notice of such violation. Payment can be made via credit card on-line, or by certified check or money order if submitting the Notice of Correction by mail. Just because an owner is eligible to pay does not mean that the owner must take advantage of the option; owners may choose to not pay the \$250. However, if the Notice of Correction and payment are not received within the 10 day period, then HPD may commence a proceeding for an order to correct and to recover civil penalties in Housing Court.

If HPD commences a proceeding, the agency can seek the following penalties, from and including the date that the Notice of Violation is posted at the building until the date that the violation is corrected:

- \$250-\$500 dollars per day for each an

initial heat or hot water violation

- \$500-\$1000 per day for each subsequent violation at the same building during the same and/or the next calendar year from the initial violation or, in the case of § 27-2029(a), during the same and/or the next heat season

If the owner fails to pay the Court ordered civil penalties, HPD will enter a judgment against the owner and the property and seek to enforce that judgment.

My Notice of Correction says that I have to pay a fee related to a heat or hot water violation. Why? How is this different from the penalty?

For a third or any subsequent heat violation within the same heat season (October through May) or for a third or any subsequent hot water violation within a calendar year, HPD will charge a fee of \$200 for the inspection. In addition to this fee, the owner is still also subject to any civil penalties that may be imposed by the Housing Court. This fee is not paid directly to HPD, but will be billed to the owner through the Department of Finance; the owner will see the charge on the Statement of Account from DOF on the quarterly bill following the inspection. All fees that remain unpaid will constitute a debt recoverable from the owner and a lien upon the premises. Should the lien exceed \$1000 for more than 1 year, the liens may subject the property to the New York City Tax Lien Sale. Through this process, the lien may be sold to a third party, who may foreclose on the property if the lien is not paid.

How will an inspector determine whether an adequate supply of heat and/or hot water is being provided?

All housing inspectors are equipped with thermometers that will take the room and water temperature. The housing inspectors are trained to take the temperature of the coldest room in the apartment. The thermometers that are used by the housing



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Home Healthy Environment

Lead Poisoning Prevention for Parents and Tenants

What is Lead?

Lead is a poison often found in old paint. Peeling lead paint, and the dust it turns into, is the most common cause of lead poisoning in young children. Lead is particularly harmful to children. It can cause learning and behavior problems, and delay physical growth and mental development. In New York City, building owners are required to fix peeling paint. It's the law.

What are Building Owner's Responsibilities?

- In New York City, building owners are required to identify and safely fix lead paint hazards in the apartments of young children. The law applies to your apartment if: The building was built before 1960 (or between 1960 and 1978 if the owner knows that the building has lead paint) and
- The building has 3 or more apartments and
- A child under the age of 6 lives in your apartment.

What are Safe Work Practices for Fixing Lead Hazards?

Building owners must use safe work practices and trained workers to fix lead paint hazards and when doing general repair work that disturbs lead paint. Safe work practices include:

- Never dry scrape or dry sand lead paint
- Post warning signs around the work area
- Tell tenants to stay out of the work area
- Clean the work area with wet mops or HEPA vacuums every day and after the work is done
- Remove all items that can be moved from the work area
- Cover furniture that cannot be moved
- Seal floors, doors, and other openings with plastic and waterproof tape
- Hire a professional to check lead dust levels after the clean-up is completed

What are Tenant's Responsibilities?

New York City tenants must fill out and return the

- [Annual Notice](#) (PDF) Other languages: [En Español] form that they receive each year from their building owner. This form tells your building owner if any children younger than 6 years of age live in your apartment.

Tenants should also:

- Report peeling paint in your apartment to the building owner
- Call **311** or go [online](#) if your building owner does not fix peeling paint or you think the work is not being done safely
- Notify your building owner if a child younger than 6 years of age comes to live with you during the year or if you have a baby
- Wash floors, window sills, hands, toys, and pacifiers often

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- [Fix Lead Paint Hazards](#)(in PDF)
Other Languages: [\[Español\]](#)
- [Peeling Lead Paint Turns Into Poisonous Dust: 5 Simple Ways to Protect Your Child](#)(in PDF)
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