

December Compliance Crush Recap

Here's a reminder of what's due on December 31st, 2024

Structural & Equipment Requirements

- Last day to file annual boiler inspections
- Last day to file annual CAT 1 elevator inspections
- Last day to file annual periodic elevator inspections (separate from and in addition to the above, with the same penalty for failure to file - \$3,000 per device)
- Last day to submit Retaining Wall inspections for Cycle 3 (Bronx properties)
- Last day to submit LL 87 EER for covered buildings due in 2024. Check to see which properties in your portfolio are required here, in your account: <https://clients.sitecompli.com/dob/audit>
- Last day to submit gas piping inspections & certifications for properties in Subcycle A (Community Districts 1, 3, and 10). This is the first year in Cycle 2 of LL 152 requirements
- **NOT FILED** - Last day to perform annual Parking Observations for parking structures. These are required every year a filing isn't due for a specific parking structure. This year, that applies to structures in Manhattan CDs 1 - 7
- **NOT FILED** - Last day to perform and record new annual Parapet Observation requirement

Residential Requirements

- **NOT FILED** - Last day to perform LL 1 inspections for the year
- **NOT FILED** - Last day to perform LL 55 inspections for the year
- Last day to file bedbug reports for 11/1/23 - 10/31/24. This is the #1 HPD violation in most boroughs, so be sure to file and avoid the trend

Keep In Mind:

- ❗ **See the next page for details on all the Sustainability requirements coming due in 2025**
- ❗ The DOB announced they'll be issuing fines for failure to submit required Retaining Wall inspections starting with this cycle (Cycle 3). While properties in the Bronx are due this year, other boroughs have upcoming due dates over the next 4 years. Learn more about the process, and view the city's map of required properties at their site: <https://www.nyc.gov/site/buildings/safety/retaining-wall.page>
- ❗ Water Tank inspections are due **January 15th, 2025**
- ❗ Annual safety notice mailing requirements kick off early in the new year:
 - Mailings sent from 1/1 - 1/15
 - Responses must be tracked and kept
 - Follow-ups to non-responders begin 2/15
 - Gather letters to the DOHMH describing actions taken for non-responders starting on 3/1

Questions? We're here for you! Reach out to support@sitecompli.com

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Here's What You Need To Know About Sustainability

What's Coming In 2025

A number of sustainability-focused regulations are coming due for the first time in 2025, with many filings falling on the same date. Here's what you need to know:

Local Law 97 - Compliance With Emissions Limits

- As of now, properties on the prescriptive list (and taking the prescriptive pathway to compliance) need to finish requirements by December 31, 2024. A one-time report must be filed on May 1, 2025. You can get more details in the City's filing guide, here: https://www.nyc.gov/assets/sustainablebuildings/downloads/pdfs/321_filing_guide.pdf
- Properties on the standard Covered Buildings List for LL 97 will have annual reports due starting May 1, 2025, with the first one referencing emissions for the 2024 calendar year. You can learn more about the process on the city's site, including deductions and mediated resolutions: https://www.nyc.gov/assets/buildings/pdf/article_320_guide.pdf
- If you're not sure how your building is categorized, Go to the Local Law 97 page in your SiteCompli or InCheck account: <https://clients.sitecompli.com/dob/ll97>

Local Law 88 - Lighting Upgrades & Sub-Metering

- Covered buildings are required to comply with lighting upgrades and sub-metering by January 1, 2025. While reports for compliance are due on May 1st, the city must provide specific submission guidance. Updates can be found on the city's sites:
 - <https://www.nyc.gov/site/buildings/codes/ll88-faqs.page>
 - <https://www.nyc.gov/site/buildings/codes/ll88-lighting-system-upgrades-sub-meter-installation.page>

Keep In Mind:

- ❗ Local Law 157 (installation of natural gas detectors in many residential properties) is also due on May 1, 2025. While there's no filing or reporting requirement (yet), it's possible enforcement here will be determined via inspection, or the complaint & violation process.

Learn more at our blog post: <https://sitecompli.com/blog/local-law-157-update-required-natural-gas-detectors-in-nyc-residential-properties/>

- ❗ Local Law 84 Benchmarking reports are still due on May 1, 2025 for the 2024 calendar year. Altogether, that's a lot of filings and requirements due on the same date. It's critical to start planning now, and ensure your team knows who's responsible for what next year.

If you need help, or want to see how you can track these items in your SiteCompli or InCheck account, reach out to support@sitecompli.com or your Customer Success Manager.

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