

An abstract graphic composed of blue-outlined rectangles and a large white triangle with a blue exclamation mark inside. The year "2025" is written in blue inside one of the rectangles.

**2025**

# The State of NYC Violations

Our annual report on NYC agency violation trends – and how your property management team can avoid becoming a statistic.

# Has NYC local law enforcement hit its peak?

Last year, our prorated prediction for 2024 was that final violation counts across key OATH-related agencies would come in at a lower total than final numbers for 2023.

**Well, the numbers are in – and we were surprised.**

From the DOB to HPD, the most frequently issued violations (and some of the biggest fines) are tied to proactive requirements – a clear trend that isn't going away anytime soon. And while some numbers are going down, the ones that count (the fines) are skyrocketing.

Read on as we answer the following questions, and many, many more:

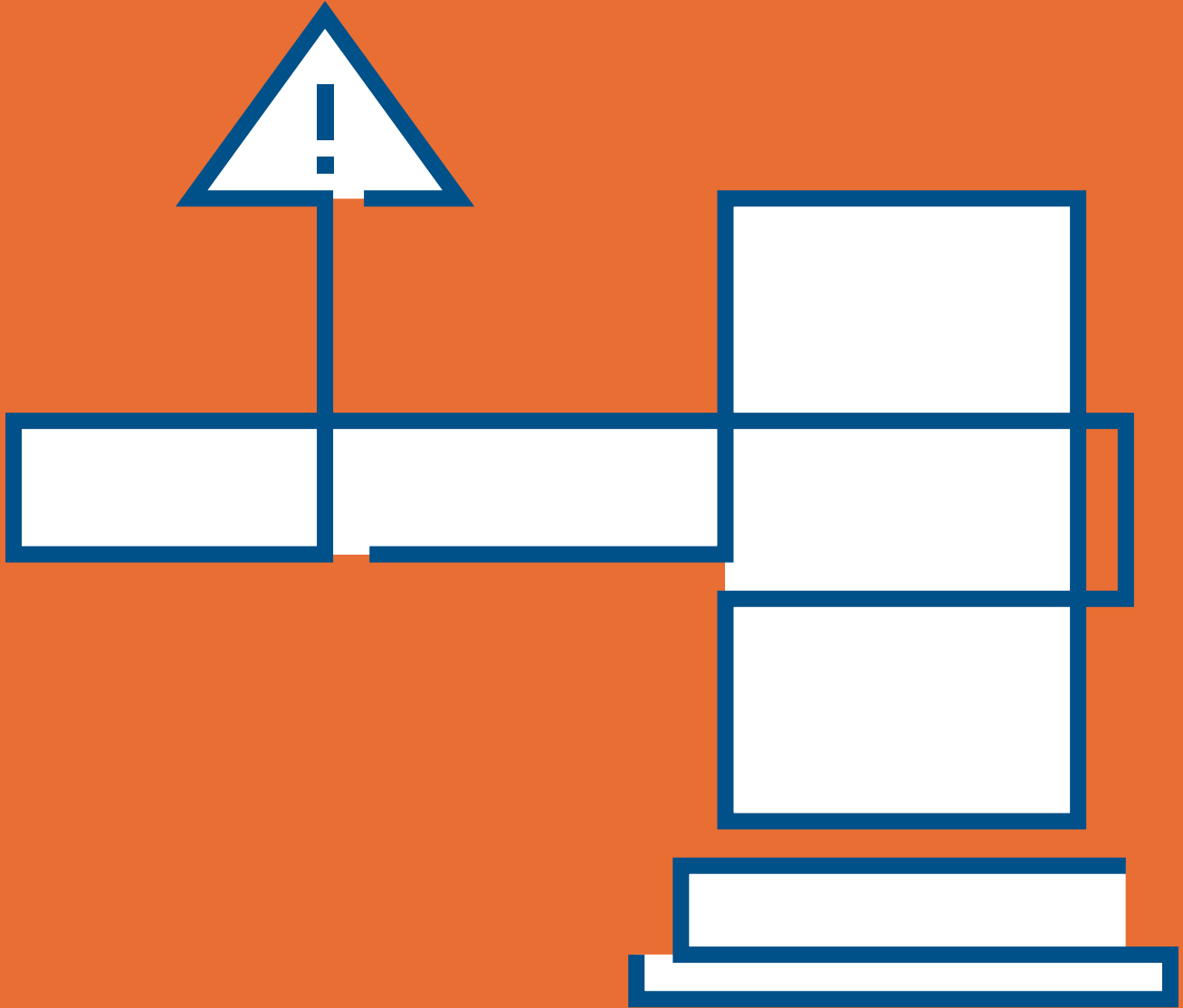
- Which OATH-related agency is seeing a 60% decrease in violations in 2025?
- Have rat mitigation zones made a difference, according to the numbers?
- How are fines correlating to changes in violation issuances?

We'll also share details on how your team can prevent the most common violations at your properties – and offer insights into how other teams are preventing these numbers portfolio-wide.

It's all in our updated, annual report – only from your friends at SiteCompli.

## Table of Contents

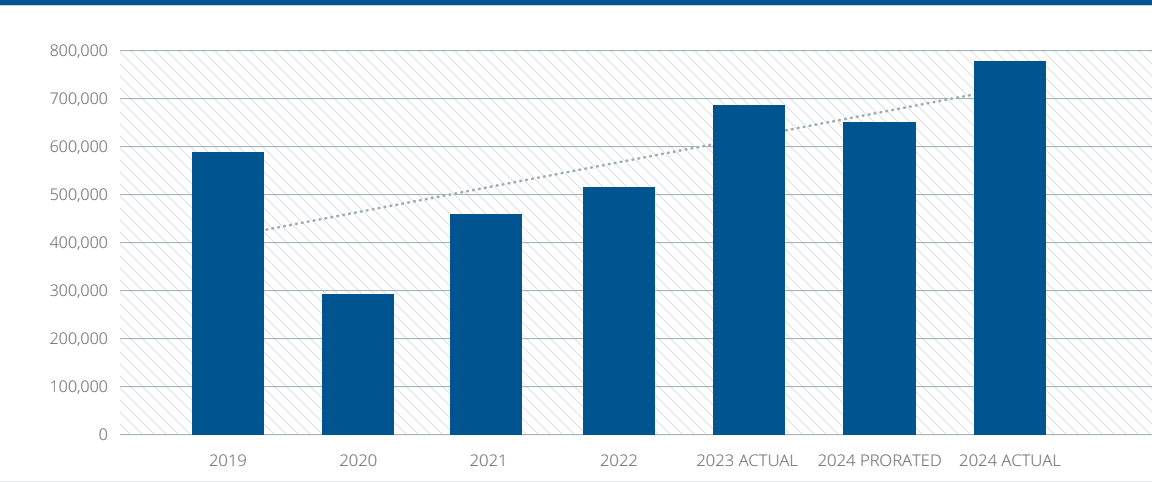
OATH Overall	2
Agency By Agency	
▪ DOB	8
▪ Sanitation	13
▪ DOHMH	19
▪ FDNY	24
▪ Residential Focus - HPD	28
Beyond The Numbers	33



# OATH Overall

Citywide and borough-by-borough trends for key agencies associated with the Office of Administrative Trials and Hearings.

## OATH Violation Totals By Year



2019	2020	2021	2022	2023 ACTUAL	2024 PRORATED	2024 ACTUAL
588,447	293,157	459,028	515,345	687,037	651,482	777,965

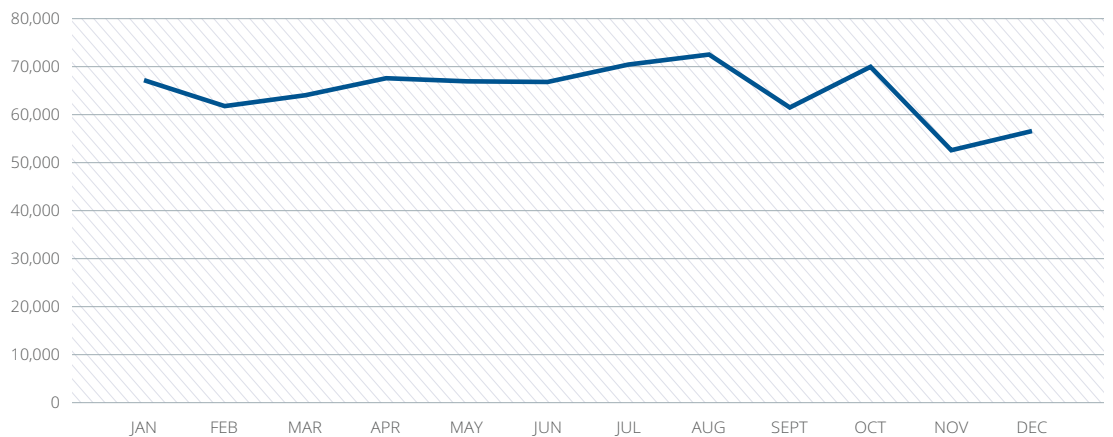
- The actual total violation count for 2024 came in 19% higher than our prorated totals
- That's 13% higher than violation totals from the previous year (2023)

Despite what we thought was a slowdown earlier in the year, final violation totals continued to climb into 2024. Let's take a deeper dive into why, and try to assess what that means for 2025.

If you notice a difference in monthly violation totals published in this year's report and last year's report (2024), it's for several reasons. We've expanded our analysis to include additional enforcement divisions & recently created agency subsets, and will include the same in all reports going forward.

# Monthly Violation Trends

## Monthly Violation Totals - 2024

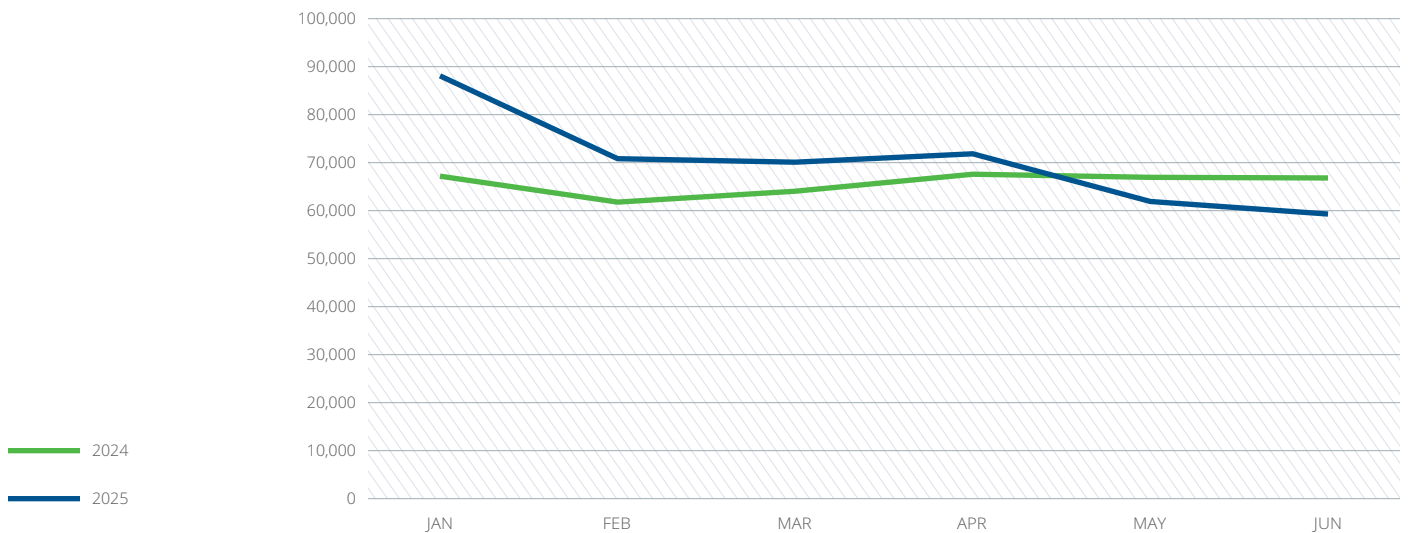


In 2023, most monthly totals for OATH-related agencies were between 50,000 – 60,000 violations. In 2024, only two months dipped below 60,000 violations – and two months actually broke past 70,000 violations.

There's a 27% difference in violations between the highest month in 2024 (August) and the lowest (November). Interestingly, there's no noticeable spring spike like we've seen over the past few years.

Now let's compare 2024 to 2025, so far:

## H1 Monthly Violation Totals: 2024 vs 2025



2025 starts off with January 31% ahead of the total violation counts year-over-year in 2024. That said, we're seeing a steady decline through June, ending 11% lower than final violation totals from June 2024.

On average, violations are up 7% so far in 2025. We'll see if that trend continues as we go through the remainder of the year.

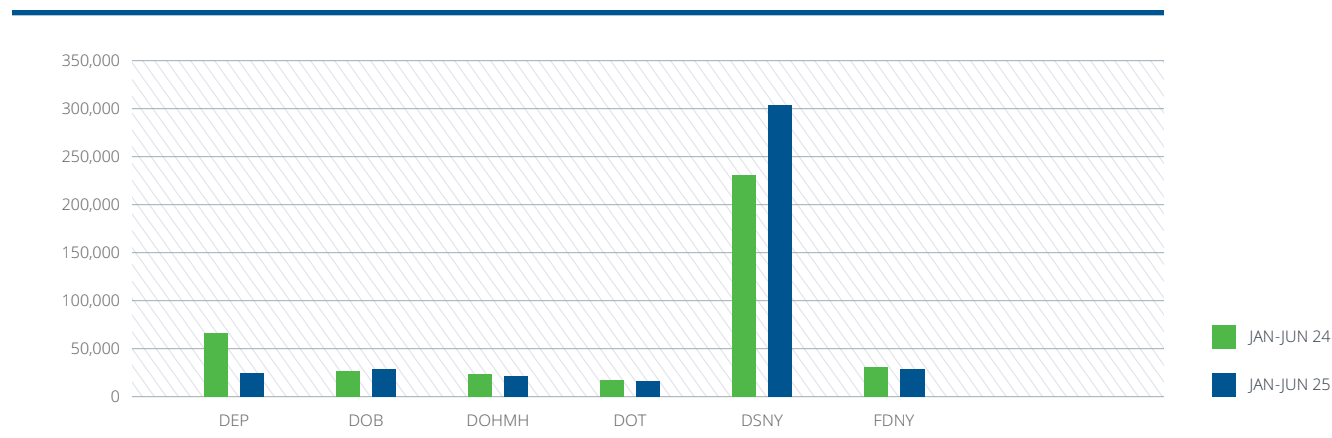
Looking at totals for the "core" agencies tells a different story.

## OATH Trends By Agency

While a number of agency violations are adjudicated through OATH, we like to focus on the ones most relevant to property owners and managers: DOB, DOHMH, DSNY, and FDNY. We also include DEP and DOT totals in this section to give you a high-level overview of most major OATH trends. That said, we don't include either agency in our section deep dives since many of their violations aren't related directly to buildings.

Here are numbers for the above agencies in isolation, comparing the first half of 2024 with 2025:

### H1 Violation Totals By Agency: 2024 vs 2025



While most other agencies look relatively stable year-over-year, there are two that stand out: the Department of Sanitation and the Department of Environmental Protection.

Let's take a closer look at the percentage changes for each agency:

### Year-Over-Year Change For H1 By Agency - 2024 vs. 2025

DEP	DOB	DOHMH	DOT	DSNY	FDNY
↓	↑	↓	↓	↑	↓
-63%	6.7%	-8.7%	-7.5%	31.7%	-7.1%

All agencies (with the exception of DSNY/DEP) have fluctuated less than 10% in either direction from counts in 2024.

### DEP

DEP violation counts continue to plummet after last year's 52% drop. Even if the DEP issues triple the amount of violations through the end of this year, they still won't match 2024 totals.

Given that most DEP violations are issued for idling vehicles (and not to properties directly), that's where we're seeing most of the impact. In fact, DEP violations related to properties only account for a fraction of the agency's issuances each year. In 2024, 5,652 violations were issued citywide for failure to submit annual backflow device tests. And while the total count may seem smaller compared to other violation types, those violations accounted for over \$2.7 million in related fines.

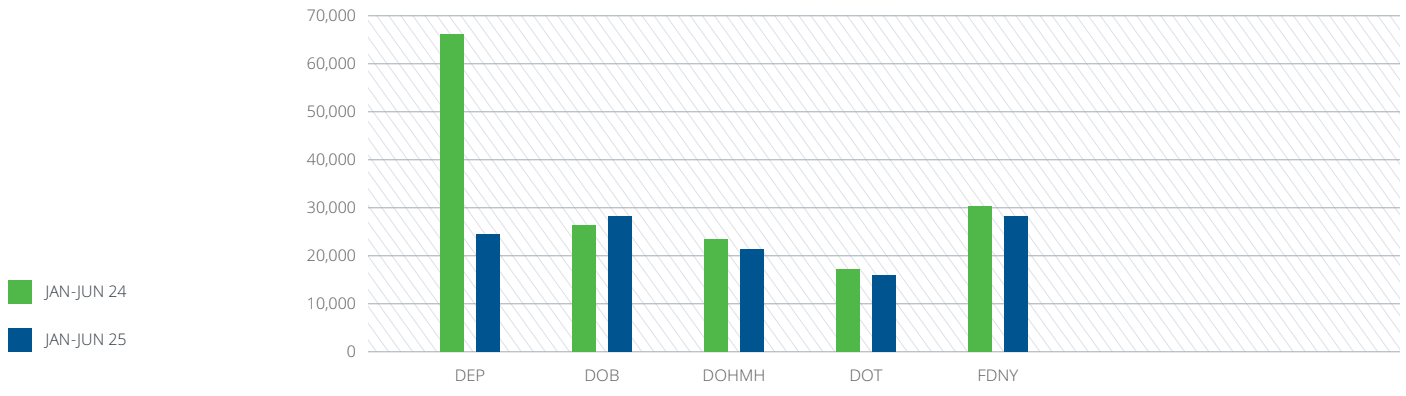
## DSNY

We'll review Sanitation violations in greater detail later in the report. That said, the DSNY is the only agency with violation totals that have consistently (and significantly) increased over the past several years.

In fact, DSNY totals are so far above other agencies, including their counts skews many of our visual charts.

Compare the previous chart looking at violations per agency with the below, which excludes DSNY:

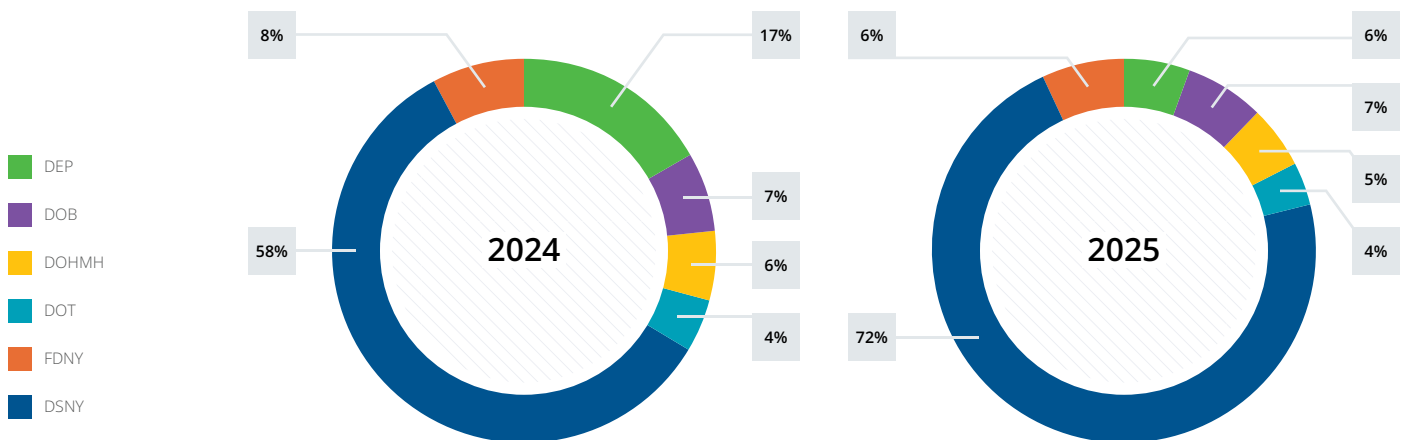
### H1 Violation Totals By Agency: 2024 vs 2025 (Excl. DSNY)



Here you can see the difference for DEP violations more clearly, as well as the relative consistency from other agencies year-over-year.

You can get a better sense of just how many DSNY violations are issued each year when you look at the violation share by agency:

### H1 Violation Share By Agency



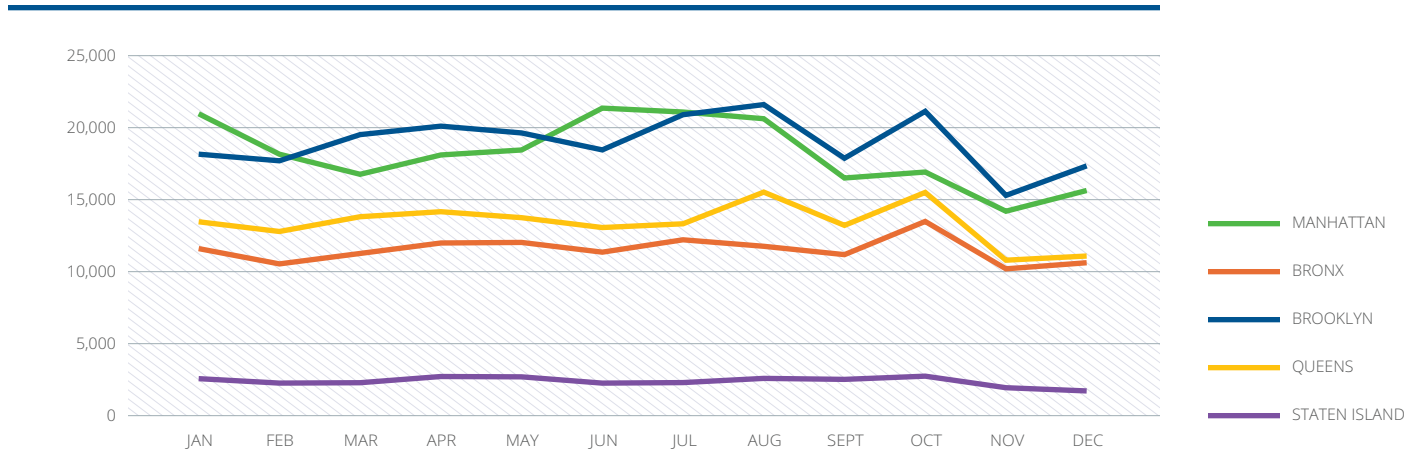
As the DEP totals shrink, the DSNY's overall share climbs to 72% this year – so far.



## Borough Breakdown

Here's what OATH violation totals looked like in 2024 in each borough:

### Monthly Violation Totals By Borough – 2024

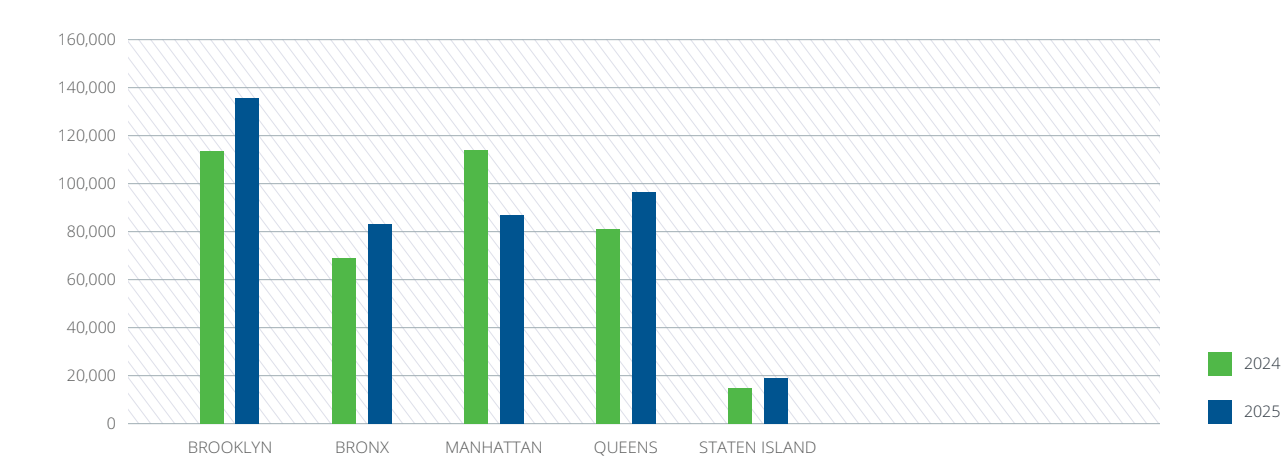


Unlike 2023 when Manhattan consistently had the most violations year-round, Brooklyn and Manhattan trade off for the top spot throughout the year. While no months in 2023 saw any borough pass 20,000 violations, both Manhattan and Brooklyn breach that number a few times in 2024.

While Queens and the Bronx saw more consistent patterns throughout the year, all boroughs saw an increase in October 2024 followed by a sharp decline in November.

After several years of March Madness, the trend has disappeared in 2024. There was no spike in March, and increases in April were not significant compared to other months. We previously theorized that warmer weather leads to more foot traffic, and possibly more violations. 2024 certainly didn't support that assumption.

### H1 Violation Counts By Borough: 2024 vs. 2025



Every borough (with the exception of Manhattan) is seeing an increase in 2025.

### Manhattan

The biggest impact on the change in Manhattan’s numbers from 2024 to 2025 are DEP violations. Monthly decreases in violation totals from year to year range from 31% in January to nearly 95% in June. It’s very possible we’re seeing the impacts from congestion pricing implemented earlier this year. Fewer vehicles in the congestion zone may result in fewer idling vehicles, and less tickets issued for this infraction.

### Staten Island

While Staten Island has always had the fewest violations of any borough, this year’s increases are worth mentioning. Every agency is seeing a violation increase in Staten Island from 2024 to 2025. DOB violations in this borough alone have increased nearly 47% - so far. An increase in construction and development usually causes an increase in DOB infractions, so keep that in mind if you’re planning any projects here.

## What Does This Mean For 2025 Overall?

While some agencies and boroughs may be seeing downward turns, the overall trend for all OATH violations has increased by 7% on average (so far, in 2025).

If we apply that increase to the monthly totals for 2024, here’s what the rest of the year could look like:

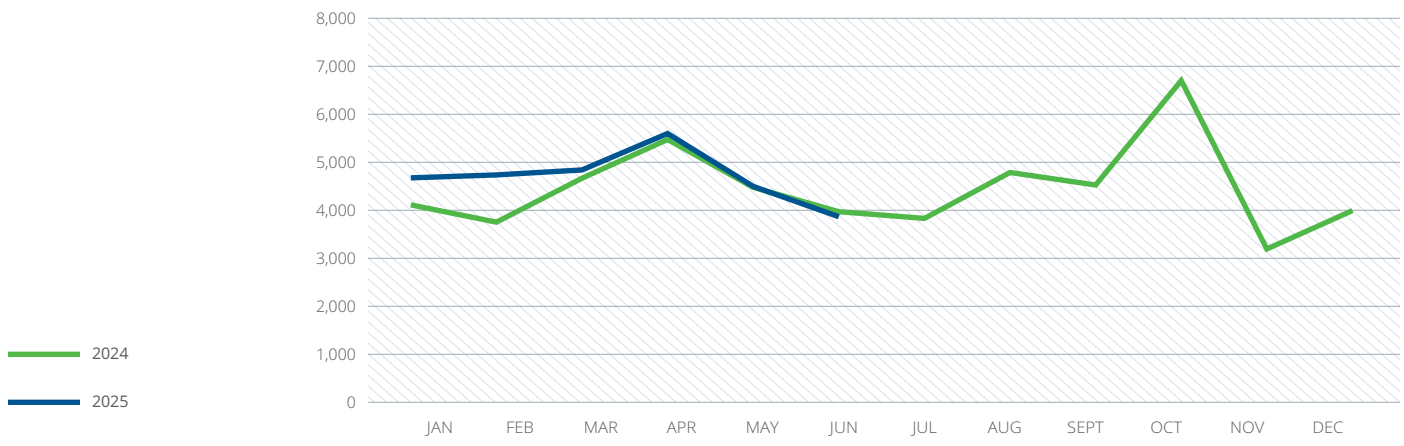
	JUL	AUG	SEPT	OCT	NOV	DEC
2024	70,439	61,592	56,637	56,817	50,701	52,227
2025 PRORATED	75,370	77,600	65,796	74,866	56,273	60,547



# Department of Buildings

After some years with fewer violations, DOB infractions are now on the upswing. Read on to see which violations are on the rise.

## Citywide DOB Violations

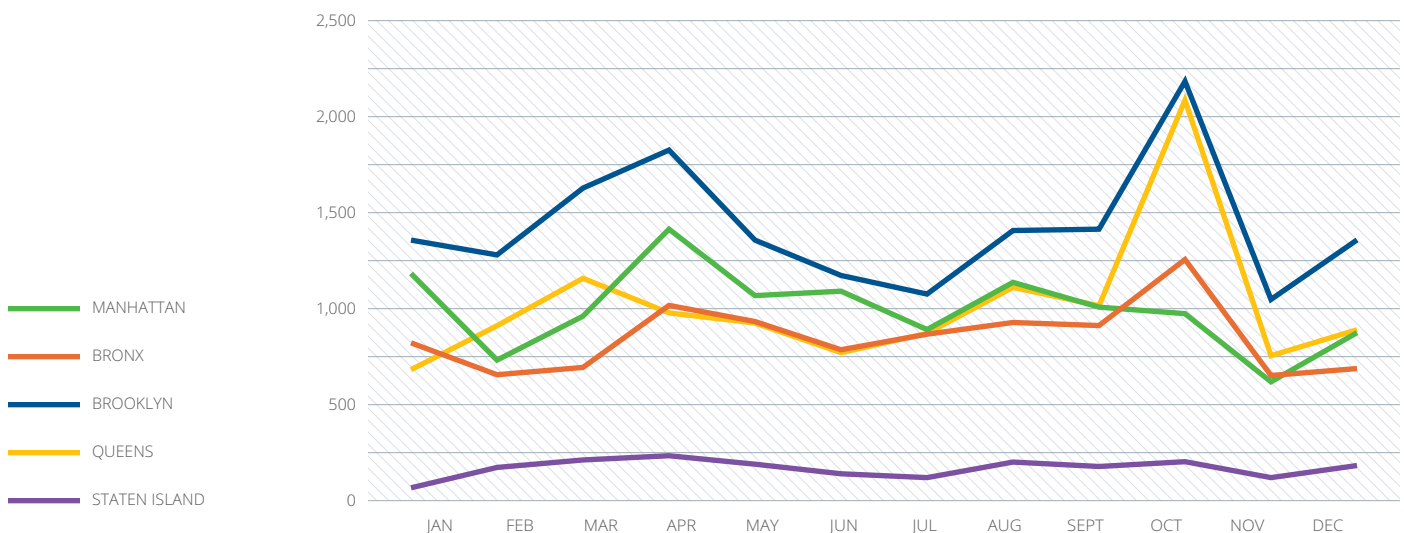


Violations in 2025 are slightly outpacing 2024 numbers, save for June (a difference of 105 violations). We'll see if October 2025 matches the spike from 2024, where October saw more than double the amount of violations issued compared to the following month.

October is a busy month for the DOB – it's also when the agency typically issues administrative violations (non-OATH) for failure to file annual elevator and boiler violations.

Why the increase? It's possibly related to the recent increase in ongoing construction projects. That correlation may continue this year. According to website 6sqft, new job filings in the second quarter of 2025 saw a 43% year-over-year increase from 2024.\*

## DOB Violations, Monthly By Borough – 2024



In 2023, many boroughs saw less than 1,000 DOB violations per month. That's not the case in 2024, where totals increased across all boroughs.

Nearly all boroughs (except Manhattan, noticeably) saw a significant October spike.

\* <https://www.6sqft.com/nyc-construction-activity-picks-up-but-mostly-projects-with-under-100-units/>

## Neighborhoods With Highest DOB Violation Counts

2024			2025 (TO DATE)		
10457	Belmont, Mt. Hope, & Tremont	BX	10457	Belmont, Mt. Hope, & Tremont	BX
11101	Long Island City	QU	10467	Norwood & Allerton	BX
10467	Norwood & Allerton	BX	11211	Williamsburg	BK
11207	Bushwick & East New York	BK	11221	Bushwick & Bedford-Stuyvesant	BK
10453	Morris Heights & University Heights	BX	11207	Bushwick & East New York	BK
11206	Bushwick, Bedford-Stuyvesant, & Williamsburg	BK	11206	Bushwick, Bedford-Stuyvesant, & Williamsburg	BK
10452	Highbridge & Mt. Eden	BX	10453	Morris Heights & University Heights	BX
11226	Prospect Lefferts Gardens, Flatbush, & Prospect Park South	BK	11223	Gravesend & Sheepshead Bay	BK
11211	Williamsburg	BK	11226	Prospect Lefferts Gardens, Flatbush, & Prospect Park South	BK
11221	Bushwick & Bedford-Stuyvesant	BK	11220	Sunset Park & Bay Ridge	BK

While most neighborhoods are consistent from 2024 to 2025, there are a few changes. Two more Brooklyn zip codes are appearing in 2025.

Long Island City has fallen off the Top 10 completely in 2025, but potentially not for long. The OneLIC Neighborhood Plan\* will bring additional construction and open projects to the neighborhood in the future.

Still, the borough distribution here makes sense. According to a NY State report\*\*:

“Construction employment in every borough remains below the 2019 level. In 2024, Manhattan was the furthest below its 2019 level and the only borough where sector employment remained below 2020 levels. The Bronx experienced the slowest growth since 2020, while Brooklyn has seen the fastest”

## Select Top Violation Types

CODE	TYPE	NOTES
B202	Failure to maintain building in code compliant manner; Class 2	The top infraction for several years has dipped slightly in 2025, with 3,984 issuances in 2024 compared to 2,242 so far this year.
B101	Work Without A Permit Violation; Class 1	The number one issue so far in 2025 across all boroughs with 2,328 issuances. These violations carry significant penalties – and can delay or prevent future work at the site in question, along with other sites tied to the named respondent. Ensuring the proper permits are both issued and posted is critical to avoiding these penalties and work stoppages.
B2P7	MISC .BC-CHAPTER 33; Class 2	These violations are issued for failure to implement safeguards during construction. Nearly 2,000 of these were issued in 2024, with 2025 numbers not far behind. Site safety is another big DOB focus, especially with new rules around who is responsible for what onsite. Make sure you coordinate with your GC/leader to ensure everyone knows what they need to do.
B151	Failure to maintain elevator or conveying system; Class 1	These violations are more commonly issued in the Bronx and Manhattan, though Brooklyn isn't far behind. It's the most frequently-issued infraction that isn't related to construction in some way, which makes sense – elevators are a huge area of enforcement for the DOB.

\* <https://www.nyc.gov/mayors-office/news/2025/04/mayor-adams-kicks-off-public-review-oneLIC-neighborhood-plan-create-nearly-15-000-homes-and>

\*\* <https://www.osc.ny.gov/files/reports/pdf/report-8-2026.pdf>

## Top Violation Penalties

Violations that are the most frequently issued may not lead to the biggest dollar amounts. Here's what the top financial penalties look like in 2024 and 2025:

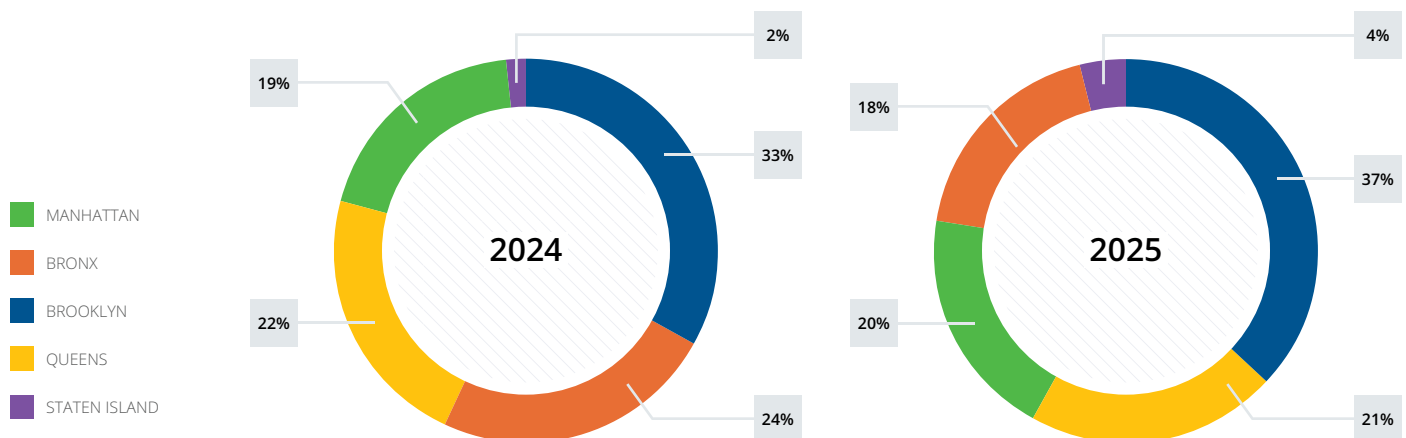
CODE	TYPE	NOTES
B1E8	Dwelling with more than 3 add units contrary to C of O	Over \$16 million in penalties were issued for this infraction in 2024. It doesn't crack the top 150 violation types issued (accounting for boroughs and codes), and yet the fines are so steep that it's on the top of the list for finance totals. In 2025 (so far), \$14.5 million in penalties have been issued here.
B172	Addit. Daily penalty for Class1 Viol. - 4 or more fam.	Immediately behind the top penalty amounts are daily penalties related to failure to correct specific Class 1 issues. These account for over \$15 million in penalties in 2024, and nearly \$14.5 so far in 2025.
B101	Work Without A Permit	These accounted for nearly \$10 million in penalties in 2024, and \$7.7 million this year so far.

Reminder – aside from potential daily penalties, any Class 1 DOB violations that aren't corrected within 75-90 days can lead to an AEUHAZ1. That's an additional \$5,000 penalty issued to the building/site, and not the named respondent.

This is especially critical for initial violations issued to vendors, tenants, or other third parties. AEUHAZ1 penalties are tied to the building directly – a named respondent's failure to correct in a timely manner may become the building's problem.

Making sure you're aware of all DOB violations regardless of named respondent can help prevent these additional penalties.

### Total DOB Penalties Imposed By Borough



Total penalties imposed are equivalent to each borough's total violation share, with Brooklyn seeing the most for both. In 2024, the borough saw over \$57 million in DOB penalties. \$44 million has been issued this year, so far.

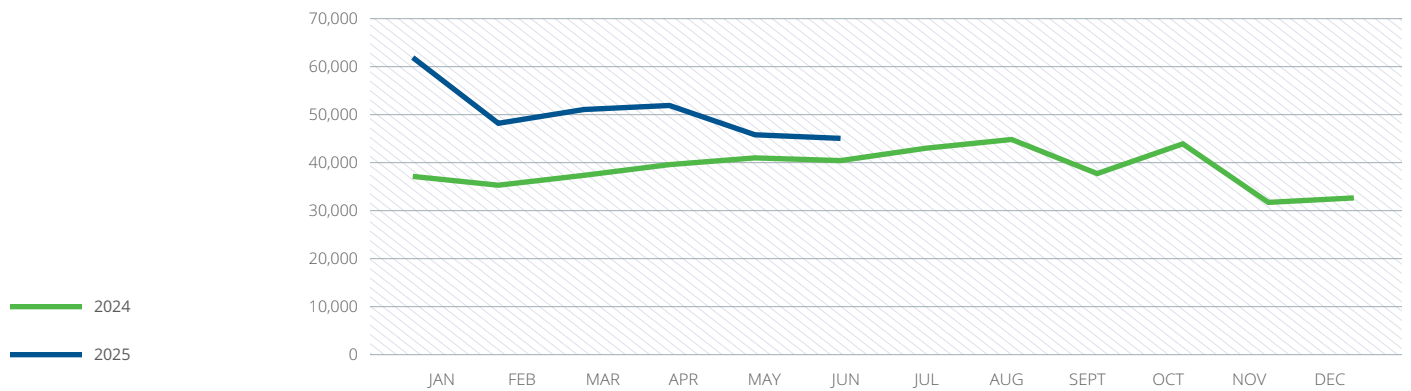
One standout? Staten Island saw a total of \$2.5 million in DOB-OATH penalties in 2024, and already has over \$4.6 million in penalties this year. They're on track to more than double last year's total.



# Department of Sanitation

DSNY violations have increased yet again, a correlation with newly enforceable requirements for property owners and managers.

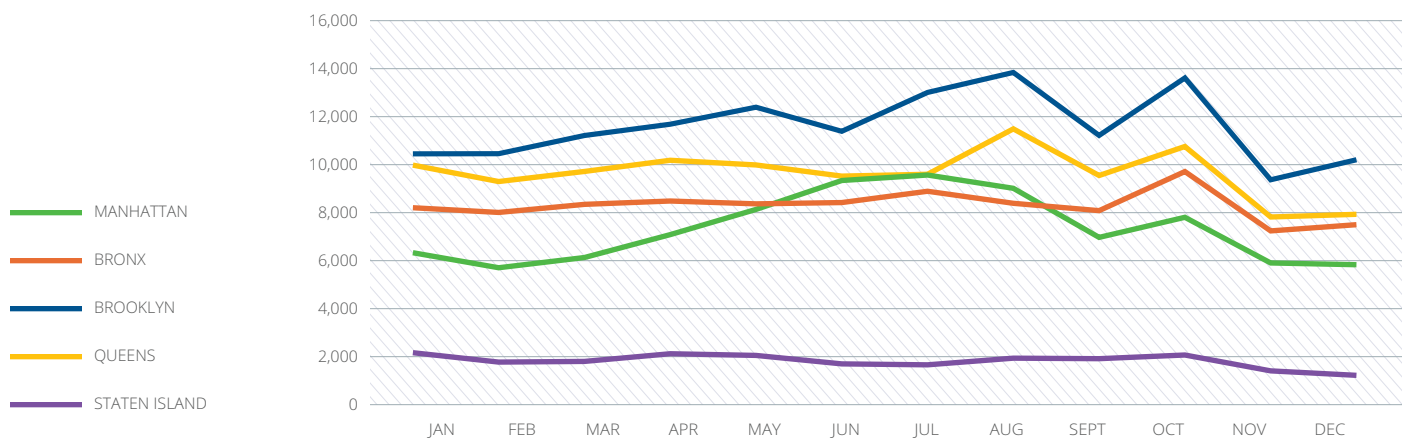
## Citywide DSNY Violations



Violation totals in January 2025 were significantly higher than any month in 2024. In fact, the month with the smallest total in 2025 (June – 45,061) is still slightly higher than the highest total in 2024 (August – 44,828).

There wasn't a significant spike in April 2025, when enforcement went into effect for mandatory separation. In fact, there was actually a slight drop-off. We'll have to see if that continues through the rest of the year.

## DSNY Violations, Monthly By Borough - 2024



While Manhattan saw an increase in violations during early Summer, trendlines for most boroughs were consistently aligned. Most boroughs saw the October spike. Interestingly enough, that's when the grace period for mandatory separation began.

In 2023, monthly violation totals only surpassed 12,000 once. Here, Brooklyn sees a few months that break that threshold. Totals in Staten Island are relatively stable compared to 2023 (not shown), unlike DOB violations.



Neighborhoods With Highest DSNY Violation Counts

2024			2025 (TO DATE)		
10467	Norwood & Allerton	BX	11220	Sunset Park & Bay Ridge	BK
11220	Sunset Park & Bay Ridge	BK	11207	Bushwick & East New York	BK
10458	Fordham, Little Italy, & Jerome Park	BX	11385	Ridgewood & Glendale	QU
11385	Ridgewood & Glendale	QU	10458	Fordham, Little Italy, & Jerome Park	BX
10456	Morrisania	BX	10467	Norwood & Allerton	BX
11226	Prospect Lefferts Gardens, Flatbush, & Prospect Park South	BK	10457	Belmont, Mt. Hope, & Tremont	BX
11207	Bushwick & East New York	BK	10456	Morrisania	BX
11233	Bedford-Stuyvesant, Brownsville, & Crown Heights	BK	11233	Bedford-Stuyvesant, Brownsville, & Crown Heights	BK
10457	Belmont, Mt. Hope, & Tremont	BX	11208	East New York & Cypress Hills	BK
10472	Soundview	BX	11368	Corona & Willets Point	QU

The violation count for the top neighborhood in 2025 (Sunset Park & Bay Ridge) has already flown past the number of total violations for most neighborhoods in 2024 – and we’ve still got a few months left in the year.

Bushwick & East New York moved up a few spots (so far) from where they were in 2024. We’ve also got a few new neighborhoods rounding out the top 10 this year, like Corona & Willets Point and East New York/Cypress Hills.

COMMERCIAL WASTE ZONES



The DSNY is in the process of rolling out Commercial Waste Zones – areas where businesses must get service from designated, city-approved carters. Queens Central (which includes parts of Ridgewood and Corona) was the first zone to be fully implemented in January 2025, with mandatory signups for Bronx West (including Norwood, Morrisania, and other neighborhoods) & Bronx East zones due by November 30th. Parts of Brooklyn and Manhattan will be next, with a goal of completion by the end of 2027.

CONTAINERIZATION



The first pilot for Containerization is in full swing, with residential buildings in Manhattan District 9 required to use bins or on-street containers for all their trash as of June 1, 2025. CD 9 includes Morningside Heights, Manhattanville, and Hamilton Heights. This pilot is set to end in May 2026, and will help inform the process for the citywide program. Requirements depend on the size of the building (Empire Bins vs. Individual Bins). You can learn more about the program here, at DSNY’s website: <https://www.nyc.gov/site/dsny/collection/containerization/m9-bins.page>

## Select Top Violation Types

CODE	TYPE	NOTES
AS2S	Improper Receptacle (Failure to Containerize) - Residential 1st	This violation - the most-issued infraction in 2025 - was issued over 100,000 times, already topping the highest violation type from 2024. This is more than double the issuances compared to the second highest infraction in 2025 – and will likely keep growing as containerization efforts continue.
AS26	Failure to Clean 18" Into The Street	This infraction appears annually on our top lists, though numbers in 2025 are behind the final issued total in 2024.
AS21	Snow, Ice, & Dirt on Sidewalks	This infraction made its first appearance on the top 10 list in 2025, possibly due to increased enforcement and a renewed focus from the agency (and the city council, given recent introductions of potential laws about cleaning ice and snow).
ASAC	Storage of Receptacles (Placed out prior to 8PM)	This violation saw a 76% decrease in violation totals from 2024 to 2025, so far. It's possible teams are getting used to the newer trash setout requirements.

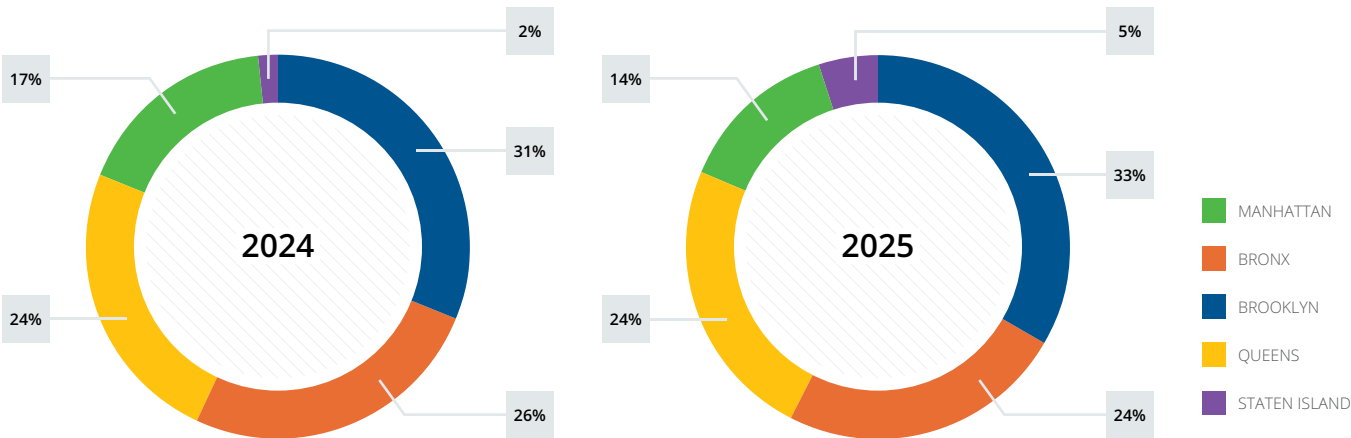
## Top DSNY Penalty Amounts

Despite the increase in individual violation issuances in 2025, overall fine totals are down from 2024. Here's what that looks like:

CODE	TYPE	NOTES
AS2S	Improper Receptacle (Failure to Containerize) - Residential 1st	Even though this violation is seeing record issuance numbers this year, associated fines total \$7.9 million. That's a lot of money, but it's much less than last year's top fine: \$12 million for failure to clean 18" into the street.
AS06	Dirty Sidewalk, Dirty Area	This violation had the second highest fine total in 2024 with \$11.98 million. This year, the total is \$3.488 million to date – a 71% decrease year-over-year so far.
AS21	Snow, Ice, & Dirt on Sidewalks	Over \$3.1 million in fines have been issued for this infraction this year, averaging \$193 per violation. This violation does carry a higher face amount of \$100 versus the usual \$50.

It's important to remember that while the face value of DSNY violations is smaller than DOB or FDNY infractions, for example, fines can still add up. The more defaults or issues found to be "in violation" can lead to increased penalties.

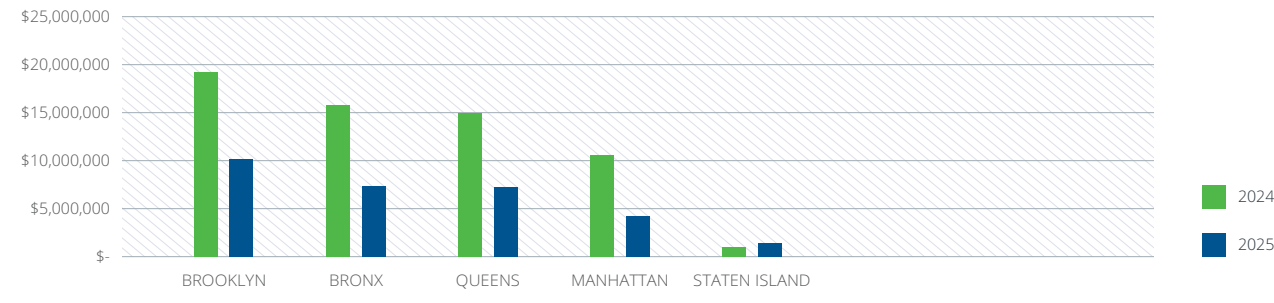
# Total DSNY Penalties Imposed By Borough



Staten Island’s fine share has more than doubled from 2024. That year, the entire borough saw less than \$1 million in DSNY fines. In 2025, the total is already at \$1.455 million.

They’re the only borough seeing a fine increase this year:

## DSNY Fine Totals By Borough And Year





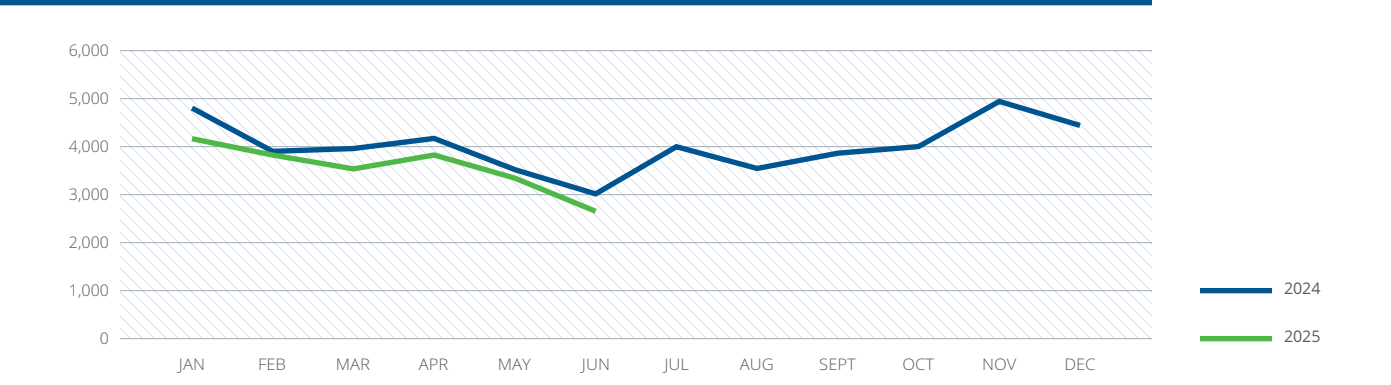
# Department of

# Health and

# Mental Hygiene

The DOHMH made big moves in 2023 and 2024 to combat rodent issues in key neighborhoods. Did the wave of enforcement continue into 2025?

## Citywide DOHMH Violations

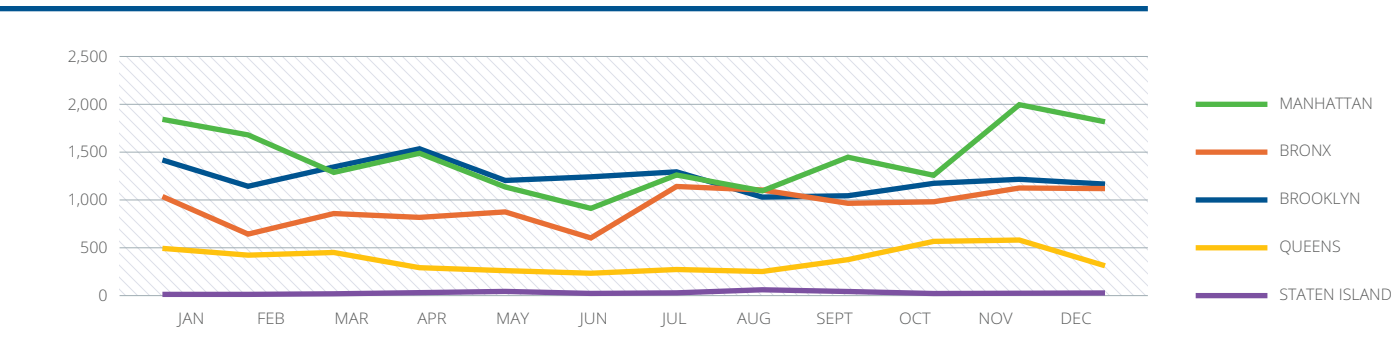


Though February came close (specifically 77 violations close), no month in 2025 surpassed monthly totals from 2024.

These numbers aren't far off from 2023 (not pictured), which fluctuated between 3,000 – 5,000 violations issued during most months of the year.

That said, the slowdown in violations could correlate with increased education for rat mitigation strategies and compliance. We'll know more after viewing full data for the 2025 year.

## DOHMH Violations, Monthly By Borough - 2024



There's no real pattern between boroughs, though Manhattan and Brooklyn saw a similar Spring spike. Staten Island totals are even lower than they were in 2023 (not pictured), with August having the highest monthly violations total at 61.

## Neighborhoods With Highest DOHMH Violation Counts

2024			2025 (TO DATE)		
11221	Bushwick & Bedford-Stuyvesant	BK	11221	Bushwick & Bedford-Stuyvesant	BK
11216	Bedford-Stuyvesant & Crown Heights	BK	11237	Bushwick	BK
11237	Bushwick	BK	10457	Belmont, Mt. Hope, & Tremont	BX
10458	Fordham, Little Italy, & Jerome Park	BX	11216	Bedford-Stuyvesant & Crown Heights	BK
10452	Highbridge & Mt. Eden	BX	10458	Fordham, Little Italy, & Jerome Park	BX
10457	Belmont, Mt. Hope, & Tremont	BX	10456	Morrisania	BX
11206	Bushwick, Bedford-Stuyvesant, & Williamsburg	BK	10452	Highbridge & Mt. Eden	BX
10029	East Harlem & Upper East Side	MN	10027	Harlem & Morningside Heights	MN
10027	Harlem & Morningside Heights	MN	10026	Central Harlem & Morningside Heights	MN
10456	Morrisania	BX	11206	Bushwick, Bedford-Stuyvesant, & Williamsburg	BK

Despite Manhattan having the most DOHMH violations by borough, Brooklyn neighborhoods hold the top spots on the list. 10026 (Central Harlem & Morningside Heights) replaces 10029 (East Harlem & Upper East Side) in 2025. Otherwise, all the same neighborhoods appear on the list from year to year.

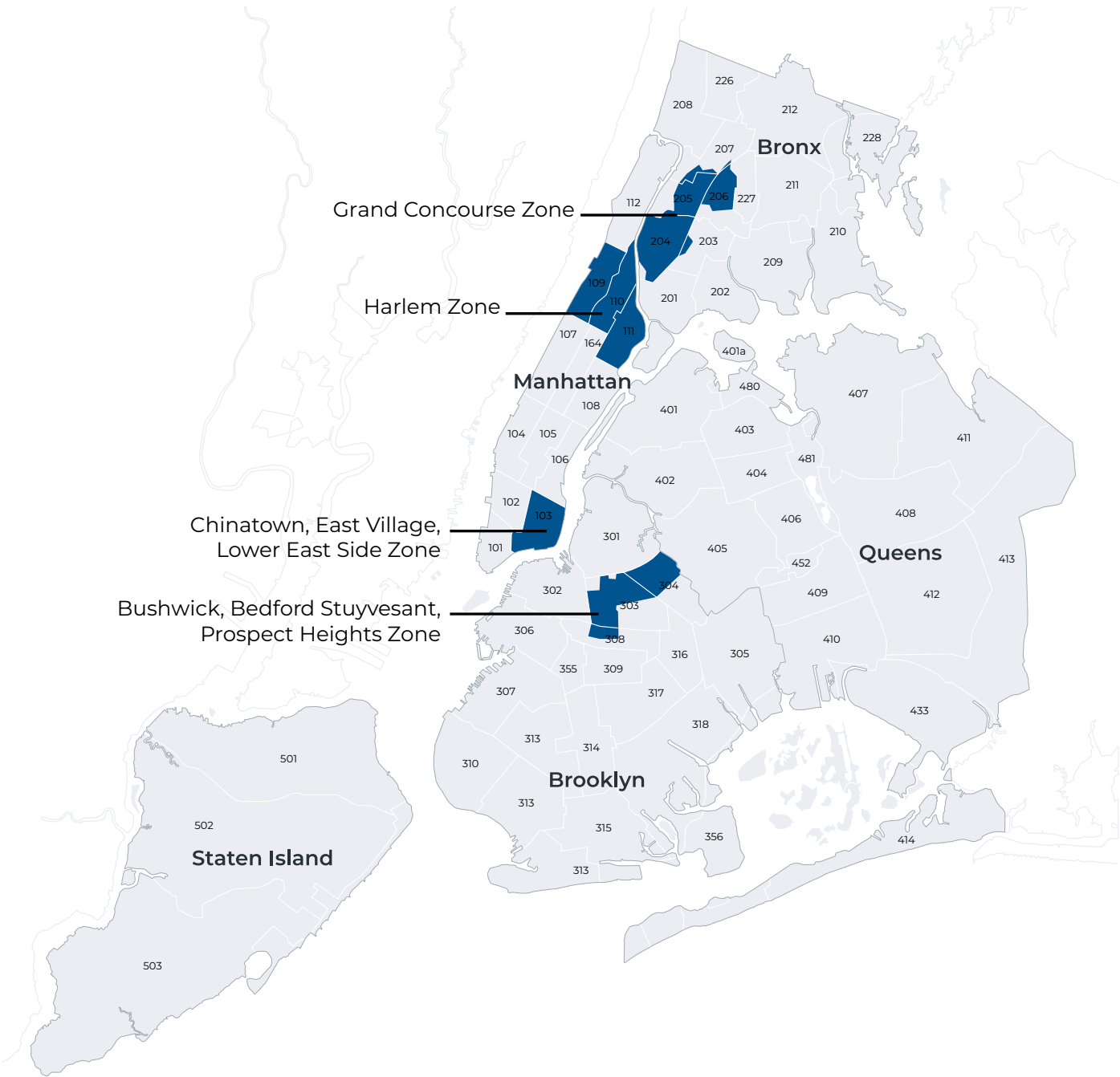
## DOHMH Rat Compliance Process Flow

Before we dive deeper into the city’s Rat Mitigation Zones, let’s take a look at the official compliance process for rodent-related enforcement\*:

STEP	PROCESS DESCRIPTION
311 COMPLAINTS	<ul style="list-style-type: none"><li>Complaints are routed via 311, and can be called in anonymously. These typically predicate inspectors arriving onsite to check for signs of rodents</li><li>DOHMH specifically tracks rat sightings, mouse sightings, signs of rodents, or conditions attracting rodents</li></ul>
INITIAL INSPECTIONS	<ul style="list-style-type: none"><li>These can follow 311 complaints or be proactively done by the Department</li><li>Properties can fail for active rat signs, garbage, or conditions that harbor rats</li><li>If a property fails, the owner will receive an abatement order</li></ul>
COMPLIANCE INSPECTIONS	<ul style="list-style-type: none"><li>These follow failed initial inspections, typically 2-3 weeks after an abatement order</li><li>If a property fails this step, the owner will be issued a Summons</li><li>Properties can fail for the same issues noted during an initial inspection</li></ul>
EXTERMINATOR VISITS	<ul style="list-style-type: none"><li>DOHMH may send exterminators to a property when owners fail a compliance inspection</li><li>Exterminators may apply bait, or monitor remediation efforts at the property</li><li>Owners are billed for this work</li></ul>

\*RMZ map, and all compliance data and information is from the DOHMH’s Rat Mitigation Zone Page: <https://a816-dohbsp.nyc.gov/IndicatorPublic/data-features/rat-mitigation-zones/>

Let's take another look at the city's established Rat Mitigation Zones, highlighted below:



\*Rat mitigation zone map from adopted DOHMH rule: <https://a816-dohbesp.nyc.gov/IndicatorPublic/data-features/rat-mitigation-zones/>

#### BRONX – GRAND CONCOURSE ZONE

- January – June 2025 saw the highest number of rat sighting complaints over the past few years at 577.
- In that same period, initial inspections were the lowest at 8,048, compared with dates ranging back to June 2022.
- 19.5% of those inspections failed for active rat signs, with 58% of compliance inspections failing.

#### MANHATTAN – EAST VILLAGE AND CHINATOWN

- This Zone saw the fewest complaints overall for rodent-related issues over the past several years.
- Still, failure rate for initial inspections is at 16.8% for the first half of 2025 - a similar rate compared to other Zones.
- Compliance inspection failure rate for the same timeframe was lower at 46.6%, resulting in fewer exterminator visits.

#### MANHATTAN – HARLEM ZONE

- Complaints for signs of rodents picked up in December 2023, exceeding complaints for rat sightings since.
- This Zone saw similar inspection totals to those in Grand Concourse, with 14.1% of initial inspections failing for rat signs in the first half of 2025.
- 65.7% of compliance inspections following those initial inspections also failed.

#### BROOKLYN: BED STUY AND BUSHWICK

- January – June 2025 saw the fewest rodent-related complaints during the “Rat Mitigation Zone” era.
- Initial inspections overall were still high, and 17.8% failed during this timeframe.
- Compliance inspection failure rates were also high during this time, at 64.3%.

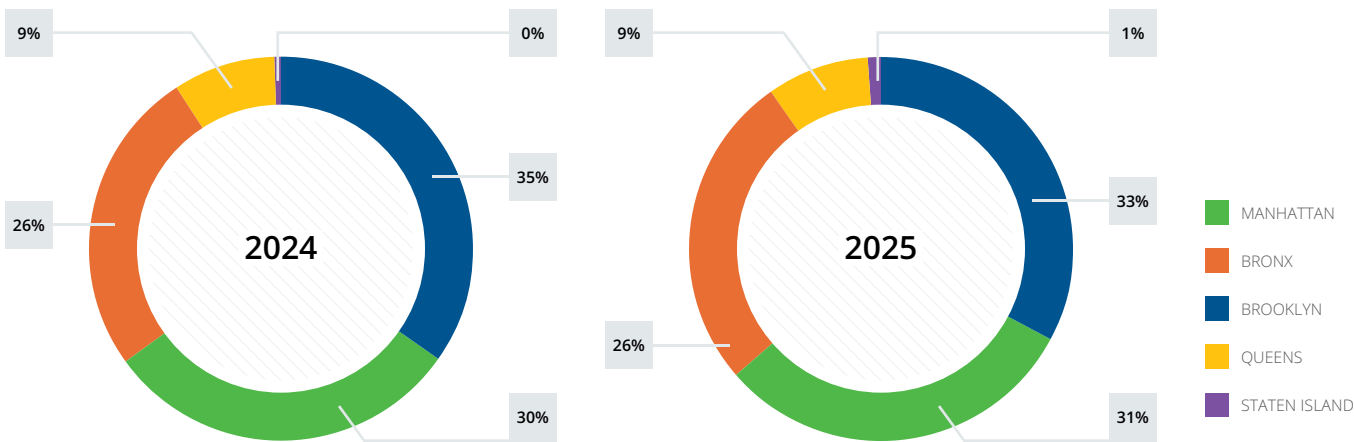
## Select DOHMH Penalty Amounts

While we’re not sure what the final totals for 2025 will be just yet, here’s a look at what we’re seeing financially so far:

CODE	TYPE	NOTES
AH3N	Fail to eliminate rodent infestation shown by active rodent signs 1st	Over \$6.5 million in fines was issued for this violation in 2024. Compare that to 2025, where it’s still the top penalty – but only with \$2.3 million issued so far.
AH3W	Fail to eliminate rodent infestation shown by active rodent signs 2nd	Face value amounts for this fine double from the first offense to \$600, \$1,200, and \$2,000. This means smaller violation totals still result in big penalties – specifically, \$2.64 million in 2024 and \$1.88 million this year to date.
AH3R	Fail to eliminate conditions conducive to pests, garbage cans spillage	While fewer violations are issued for this problem, it still results in high penalties. It’s important to remember – enforcement can still happen when there aren’t explicit signs or sightings of pests.



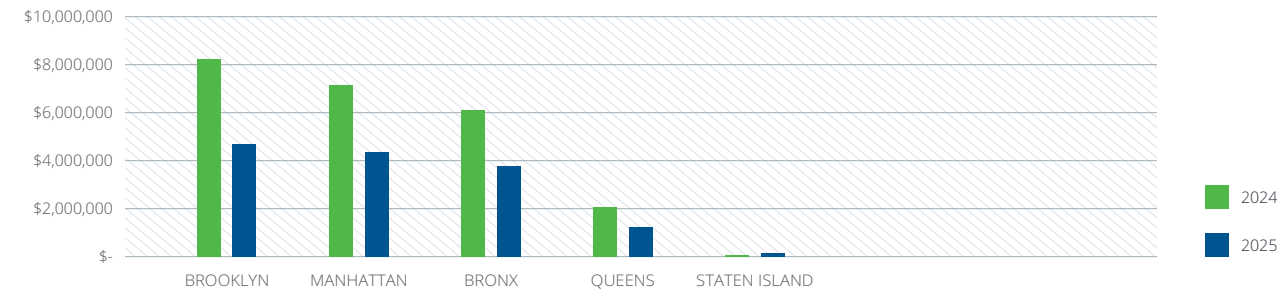
## Total DOHMH Penalties Imposed By Borough



Despite Manhattan having the largest amount of individual violations, Brooklyn is seeing the highest penalty share in both years.

Staten Island seeing 0% of fines in 2024 is slightly misleading; the borough received little over \$76,000 in DOHMH-related penalties. Compare that to 2025, where their share doubled at \$144,445 in penalties issued to date:

## DOHMH Fine Totals By Borough And Year





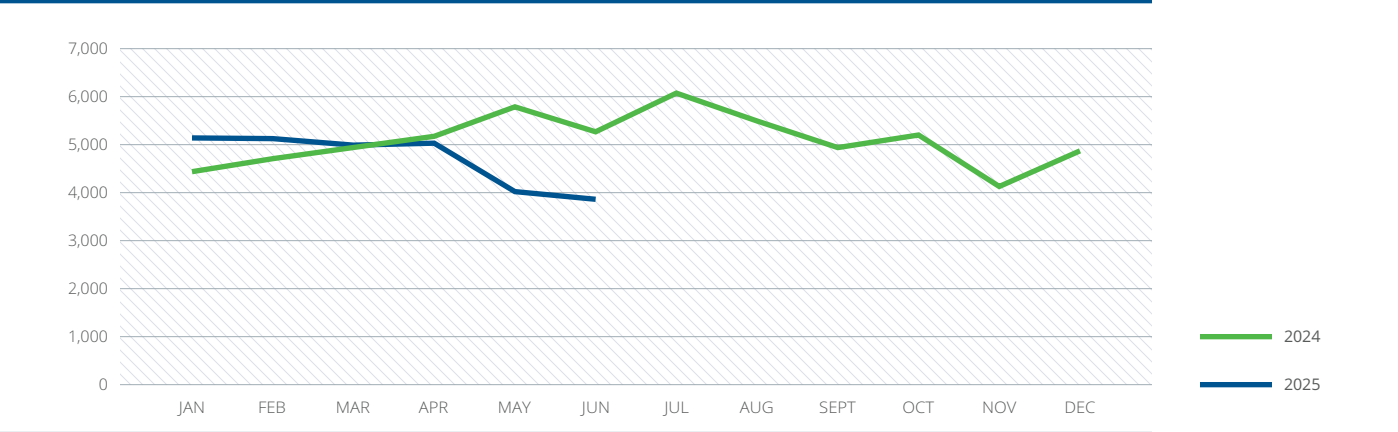
**Fire**

**Department**

**of New York**

FDNY-OATH violations saw a bit of a slowdown in recent years. Has the trend continued?

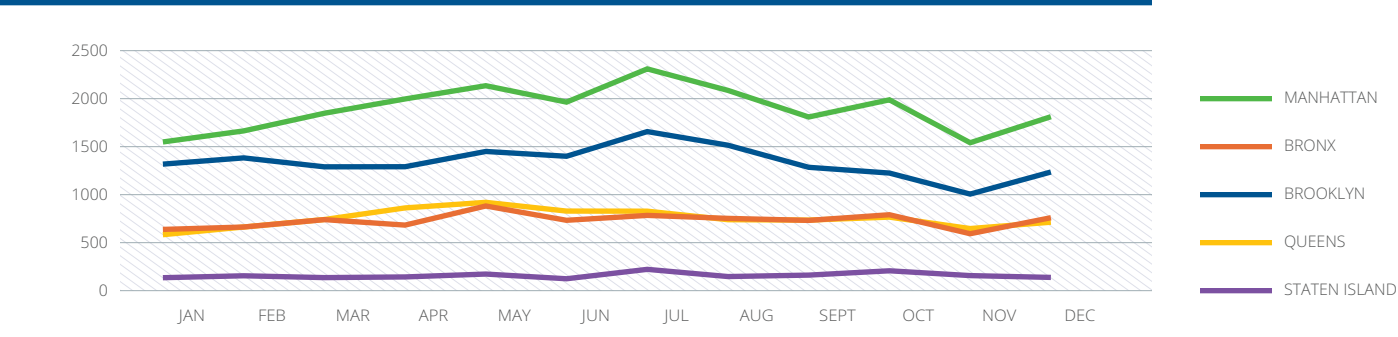
## Citywide FDNY Violations



While monthly violation counts started on a high in 2025, we’re seeing a recent downturn going into the summer months. That’s the opposite of what happened in 2024, when FDNY violations saw their highest counts over the summer.

Still, final numbers for 2024 weren’t too far off from 2023 (not pictured). 2023 did see a significant drop off (by more than half) in November & December, which we didn’t see last year.

## FDNY Violations, Monthly By Borough - 2024



No surprises here – like every year, Manhattan and Brooklyn see the most violations, with the Bronx and Queens seeing almost exactly the same totals each month.

## Neighborhoods With Highest FDNY Violation Counts

2024			2025 (TO DATE)		
10036	Midtown West & Hell's Kitchen	MN	10016	Kips Bay & Murray Hill	MN
10001	Chelsea, Hudson Yards, & Koreatown	MN	10003	Gramercy, East Village, & Union Square	MN
10019	Hell's Kitchen	MN	10036	Midtown West & Hell's Kitchen	MN
10003	Gramercy, East Village, & Union Square	MN	10013	Soho & Chinatown	MN
10016	Kips Bay & Murray Hill	MN	11101	Long Island City	QU
10013	Soho & Chinatown	MN	10019	Hell's Kitchen	MN
11201	Dumbo, Downtown Brooklyn, & Cobble Hill	BK	10001	Chelsea, Hudson Yards, & Koreatown	MN
10018	Midtown West	MN	10018	Midtown West	MN
11101	Long Island City	QU	10027	Harlem & Morningside Heights	MN
10011	Chelsea & West Village (Flatiron)	MN	10022	Midtown East	MN

Brooklyn completely fell off the top 10 list in 2025, replaced by Harlem & Midtown East.

Long Island City moved its way up the list in 2025, corresponding with an increase in DOB violations. That makes sense – more development (and complex buildings like high rises or large properties) leads to more equipment, and more fire safety enforcement.

## Select Top Violation Types

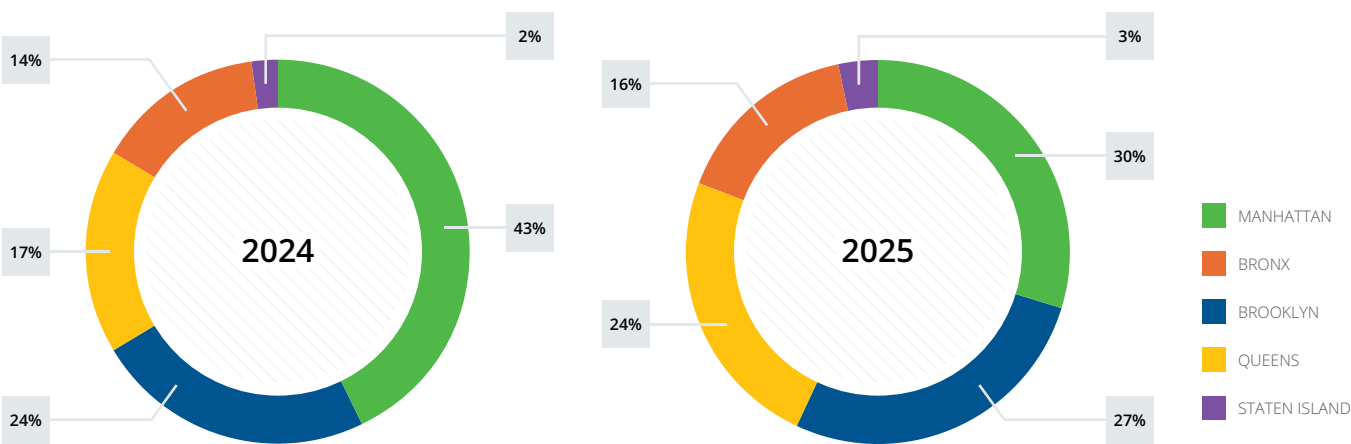
CODE	TYPE	NOTES
BF35	Failure to prevent unnecessary/unwarranted alarms	For several years, this infraction was the top FDNY-OATH violation. In 2025 (so far), issuances have dropped by 53%.  This violation type was a major source of frustration for many owners, as there were few ways to prevent its issuance for certain false alarms. Is the false alarm issue closer to resolution?
BF20	Inspection and Testing	Consistently a top issue, this violation moved from second place in 2024 to the top spot in 2025. So far, over 3,000 more violations have been issued for this problem over final numbers from 2024.
BF05	Posting of permits and record keeping	This violation is in third place both this year and last year. It's a growing issue – 2025's numbers have already eclipsed the total from 2024.  Both this infraction and Inspection and Testing can be preventable – tracking equipment, permit expiration dates, and coordinating with vendors is critical for avoiding penalties.

Select FDNY Penalty Amounts

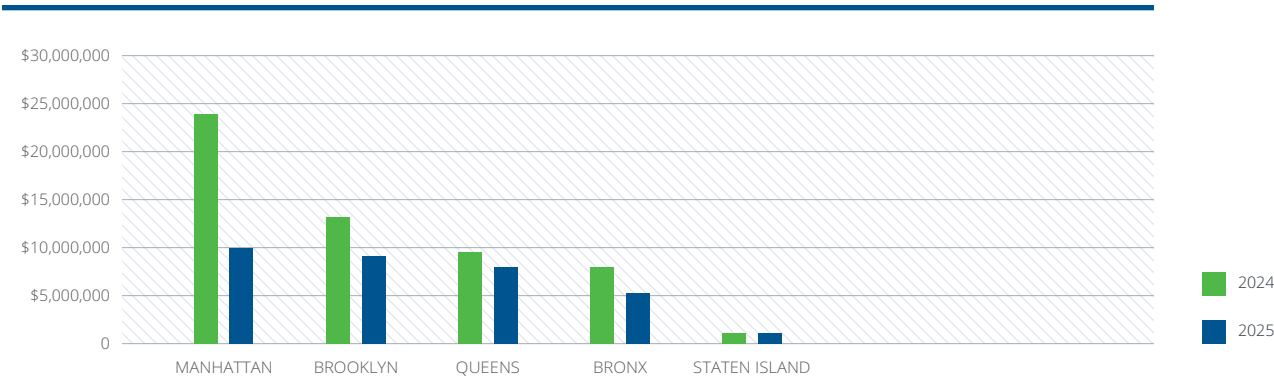
The FDNY may issue fewer violations, but associated penalties are substantial:

CODE	TYPE	NOTES
BF35	Failure to prevent unnecessary/unwarranted alarms	Just under \$20 million in penalties was issued for this infraction citywide in 2024. Compare that to 2025, where only \$5 million in penalties for unwarranted alarms has been issued to date.
BF20	Inspection and Testing	The increase in violations corresponds with an increase in fines, with named respondents seeing over \$1.5 million MORE in fines for this issue in 2025.
BF01	Portable Fire Extinguisher and Fire Hoses	Compared to other infractions, the total here in 2025 is small (only \$800,000 issued so far in 2025). That said, the average fine amount is the highest here at over \$1,000 per violation.

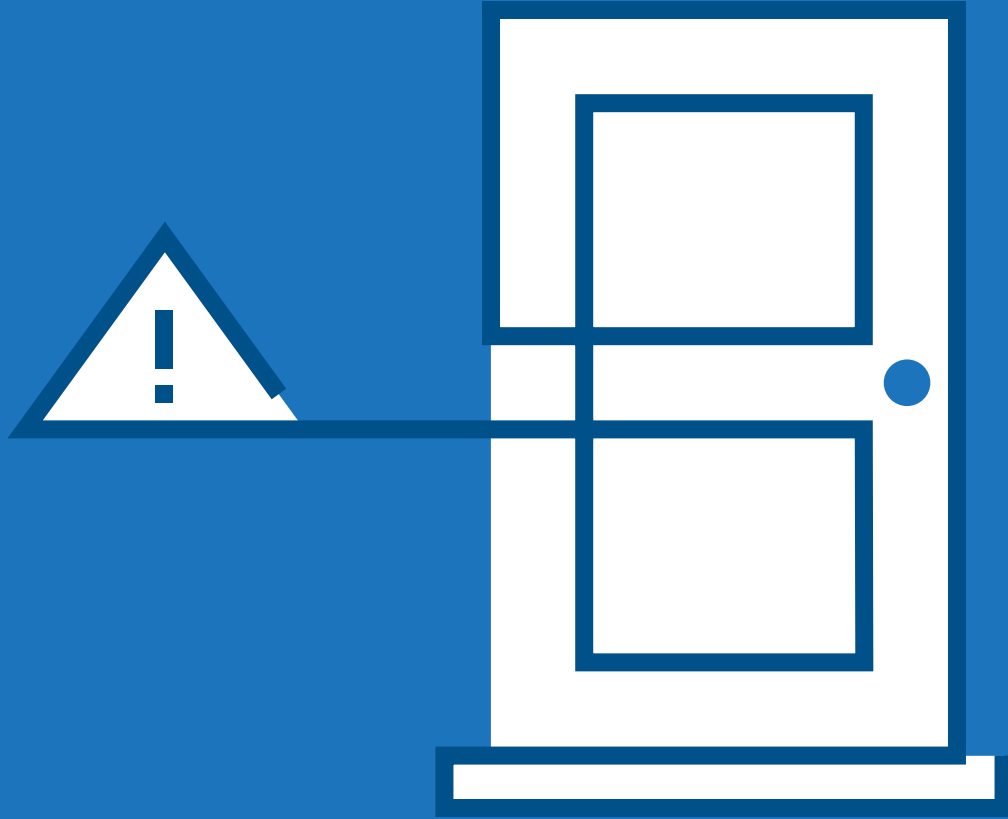
Total FDNY Penalties Imposed By Borough



In 2024, Manhattan saw an outsized share of FDNY-related fines, coming in at nearly \$24 million in penalties. In 2025, the total share of issued fines is more balanced across boroughs.



Staten Island – true to form for many agencies this year – has nearly as much issued in fines in 2025 to date than they did in 2024. Manhattan is seeing the biggest decline, and it’s highly unlikely fines in 2025 will catch up to the number set last year.



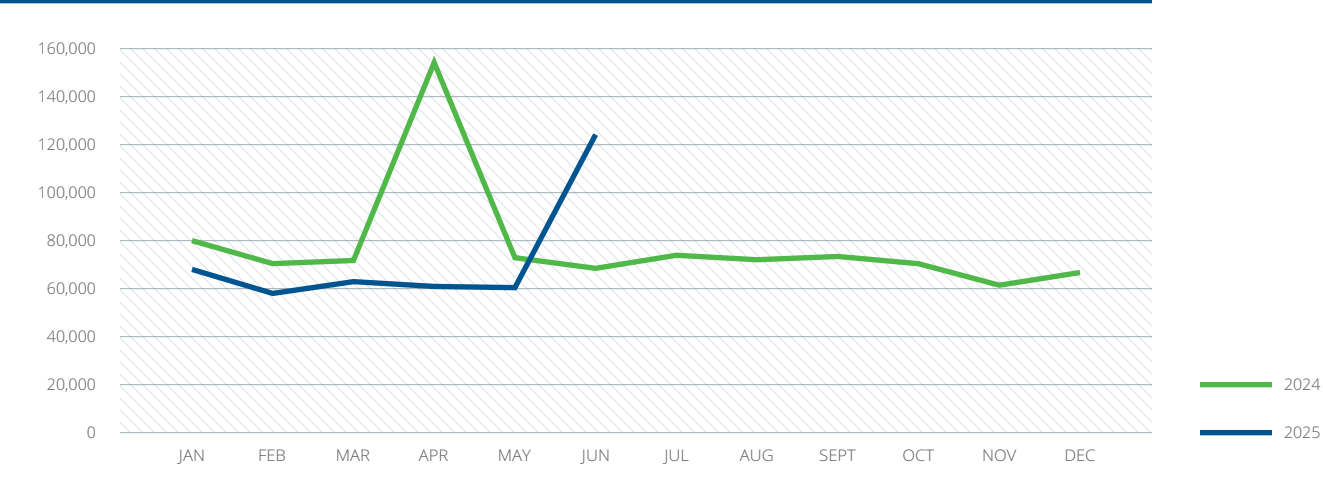
# Housing

# Preservation &

# Development

Our only non-OATH agency has seen increased violations over the past few years. Here's how housing infractions are stacking up in 2024 and 2025.

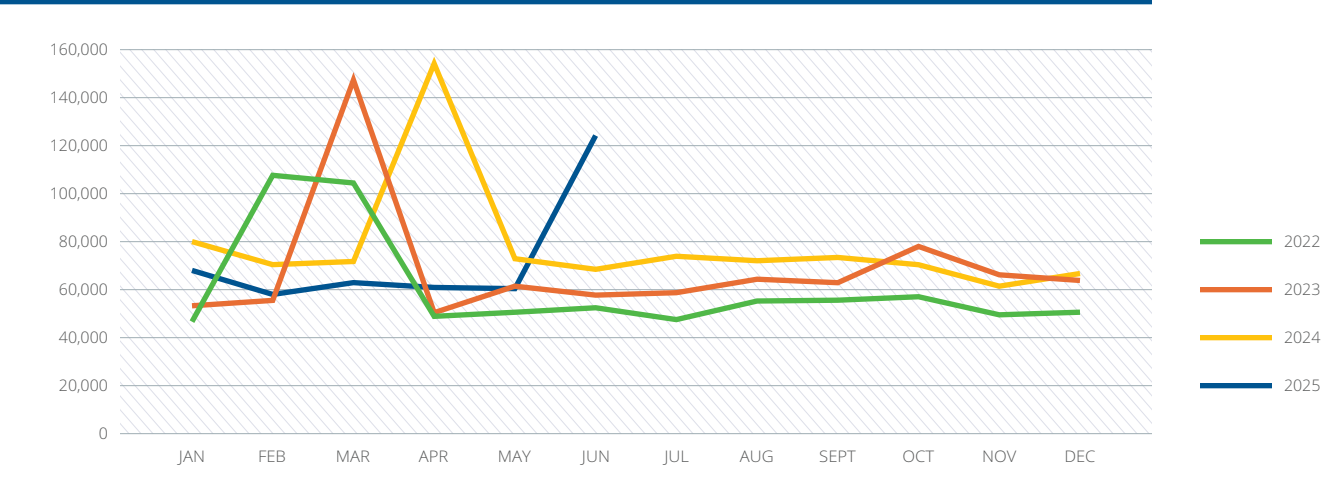
## Citywide Violations By Year: 2024 & 2025 (To Date)



HPD's significant spike in April 2024 wasn't quite matched in 2025 – yet. Over 154,000 violations were issued in April 2024 compared to 124,205 violations in June 2025, the highest month to date this year.

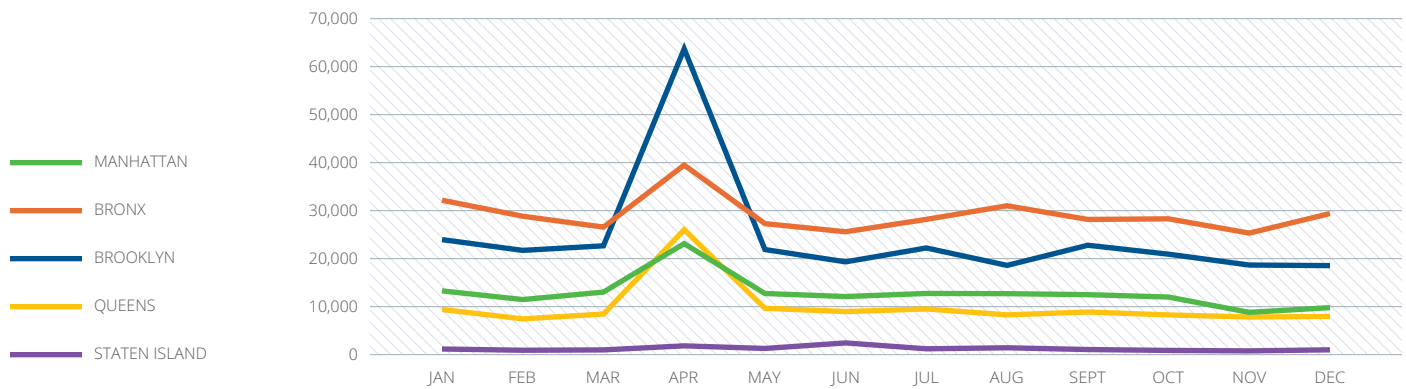
Still, it's an interesting pattern. Both years had steady totals, with a big spike in the first half of the year. We'll have to see how the back half of 2025 compares when the numbers are in.

## Citywide Violations By Year: 2022 – 2025 (To Date)



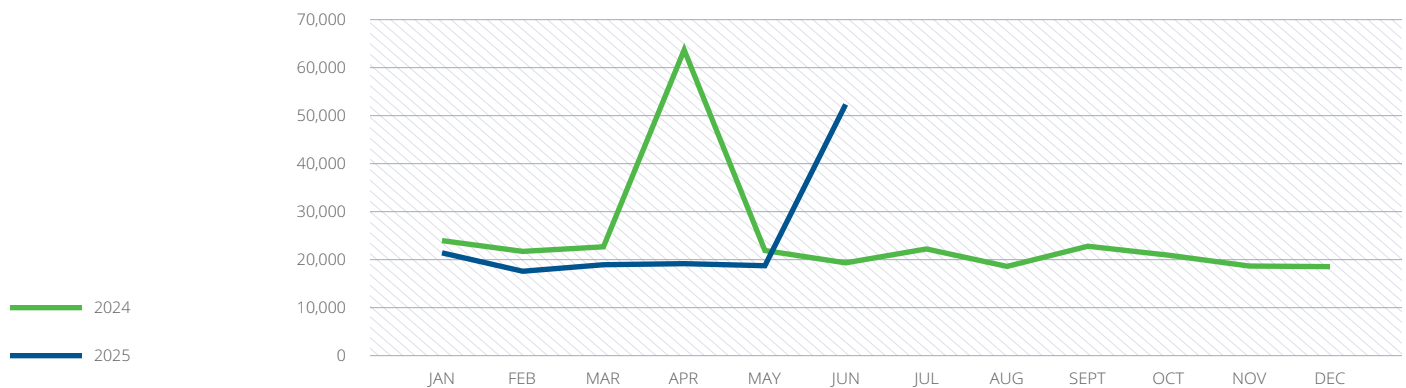
You can see similar patterns in 2023 (slightly different in 2022). The spike in violations seems to be shifting back each year.

## Monthly Violations By Borough – 2024



While the Spring spike happens across most boroughs, Brooklyn saw the biggest increase in violations. April's total of 63,700 reflects a 71% increase from the month with the lowest total, December (18,549).

## Monthly Violations – Brooklyn



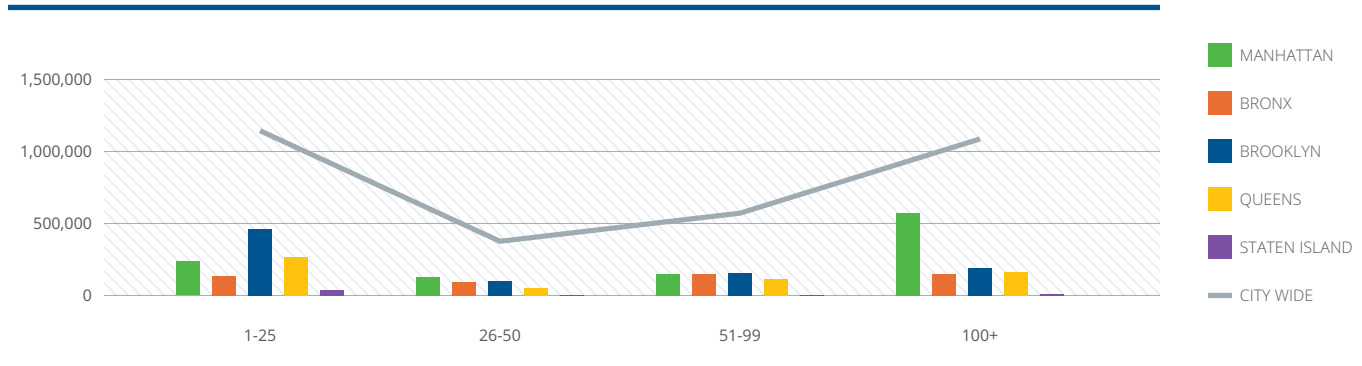
Looking at Brooklyn in isolation (above), we can see that it mirrors the city's trends exactly – or it's driving them.



## How are residential units distributed across NYC?

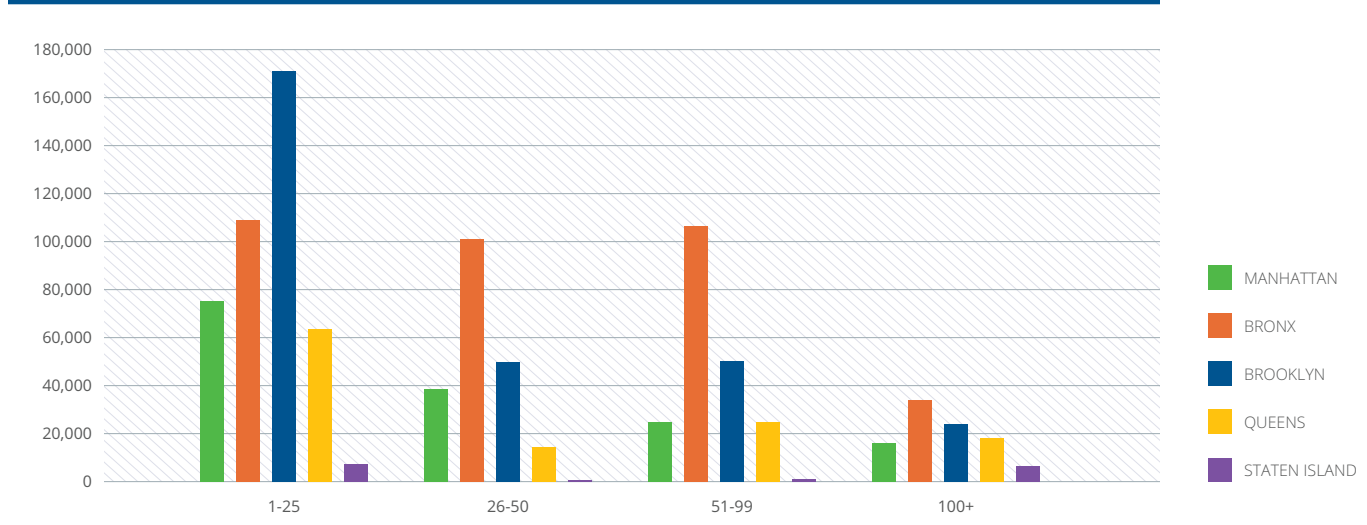
According to HPD's records for registered properties, residential units are distributed on an inverted bell curve:

### Residential Unit Distribution By Property Size And Borough



There are more units making up the smallest and largest properties citywide, with some variations from borough to borough. Overall, Manhattan has the highest share of residential units at 34%, followed by Brooklyn at 29%.

### HPD Violations By Unit Count and Borough – 2024

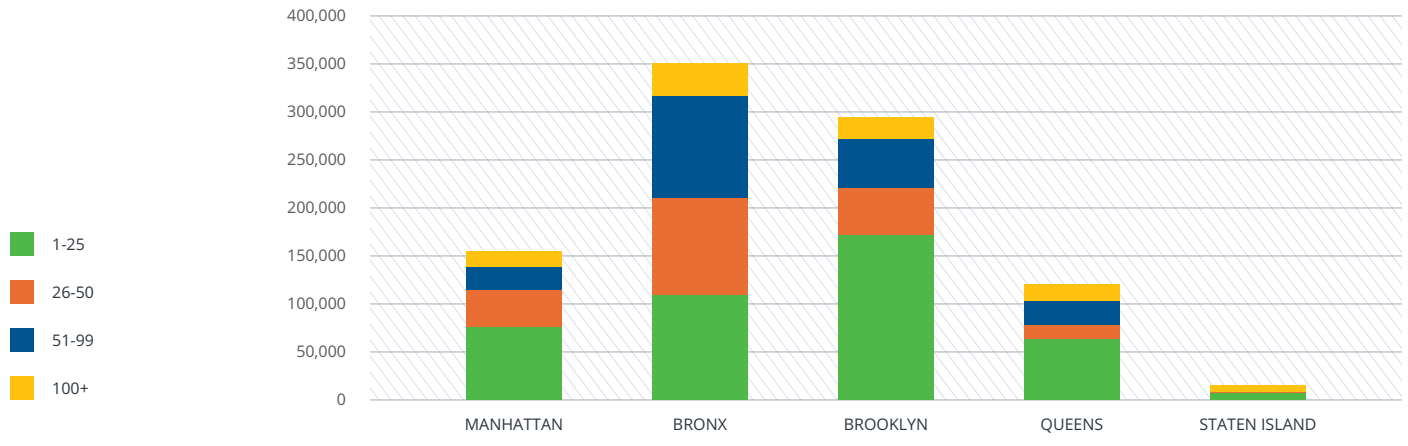


Despite the smallest and largest building types having nearly equal distribution, the smallest buildings see the highest violation counts citywide – with big buildings often seeing the fewest.

Per HPD's numbers, buildings with 1-25 units make up 36% of the city's residential units. These buildings account for 425,837 violations in 2024, which is 46% - almost half - of the total violations issued.

In the Bronx, most buildings (save the largest) saw a near equal count of violations last year. And even though the violation total for smaller buildings in Brooklyn is significant, the Bronx actually has the most violations issued in 2024 – 350,396 infractions, accounting for 37% of all violations citywide.

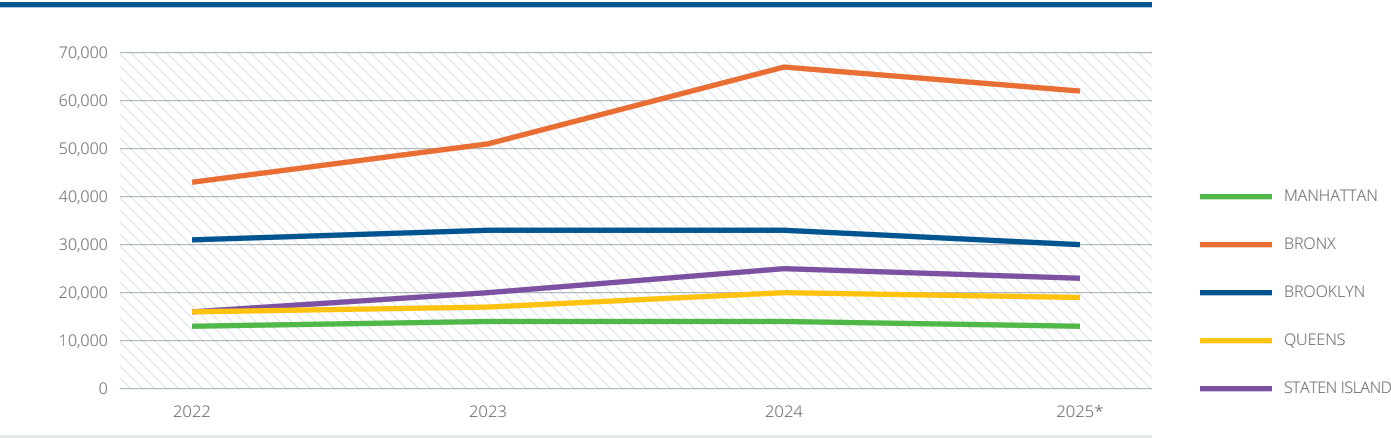
## HPD Violations By Unit Count and Borough, Stacked – 2024



You can more clearly see the difference between the Bronx and Brooklyn in this chart.

It's also worth pointing out that while Manhattan has 34% of the city's registered residential units, it only got 16% of the total citywide HPD violations issued in 2024.

## HPD VPU (Per 100 Units) By Year And Borough



Manhattan’s small share is even clearer when you look at VPU – Violations Per Unit.

Manhattan has the smallest VPU consistently, with the Bronx being consistently higher:

### HPD VPU By Borough And Year – Violations Per 100 Units

	2022	2023	2024	2025 (TO DATE)
MANHATTAN	12-13	14	14	13
BRONX	43	51	67	62
BROOKLYN	31	33	33	30
QUEENS	16	17	20	19
STATEN ISLAND	15-16	20	25	23

For every 100 residential units, more violations are issued in Staten Island than in Manhattan on average.

VPU is a critical metric. Generally, a per-building VPU of 3 or higher can lead to increased scrutiny or inclusion into HPD enforcement programs. Either can lead to more violations and higher financial penalties issued in Housing Court.

We recommend reviewing per-building VPU metrics in your SiteCompli or InCheck account regularly. Understanding how these metrics impact your properties is critical to making sure you can prevent increased enforcement across your portfolio.

# Top HPD Violation Types

## Failure To File Bed Bug Reports

Residential property owners citywide are required to file bed bug reports each year (whether or not their property has any noted bed bug incidents or conditions). Failure to file will result in this violation, issued administratively by HPD.

This violation was the top issue in Brooklyn and Queens in 2024, and third overall citywide. The good news? There were fewer violations issued for this in 2025, but not by many – 73,385 violations were issued this year to date compared to 77,872 in 2024.

Teams can keep track of this requirement in their SiteCompli/InCheck account, and make sure it's filed before the end-of-year deadline.

## Replace or Repair Self-Closing Doors

This infraction appears in the top 5 most issued violation list in every borough. It's a critical safety issue – per HPD, "Apartment doors and hallway doors are required by law to swing closed and latch by themselves after being opened (self-closing) so that in the case of a fire no one needs to remember to close the door to trap the fire and smoke and stop it from spreading."

HPD provides instructions for testing self-closing doors – we recommend adding these steps to your ongoing property inspections to ensure doors are functional before inspectors arrive onsite.

## Paint, Plaster, Fix, Repair

Whether it's broken, defective, or needs patching, most HPD issues boil down to painting, plastering, fixing, and repairing various items and areas. While these may carry a lesser severity (which means longer time to repair and correct, and fewer fines if pursued in court), they can build up and – if left open – cause VPU's at properties to dramatically increase.

# Beyond

# The Numbers

## What do this year's violation stats mean for your team?

In the past, violations were seen as a cost of doing business. Now, the increase in penalties takes costs to an unsustainable level.

Teams need a proactive approach for preventing violations and, when they happen, ensuring corrections are made and submitted on time.

- **Centralize Your Information:** However you structure your team (centralized compliance tracking or property-specific roles and responsibilities), making sure you have visibility into everything that's due can help teams focus on burning big-ticket items. Being able to see which buildings are due within a given year or cycle, and which are already good to go, is a huge step towards staying in 100% compliance portfolio-wide.
- **Avoid Escalation:** Some of the violations that appear the most frequently in our statistics are for failure to correct. 2nd and 3rd warnings also appear, alongside Orders from the relevant department commissioner to fix unresolved issues. More departments are increasing face value penalties for multiple offenses, and open violations at one property may lead to issues at another. That's especially true for construction-related infractions that prevent permits from being issued to specific named respondents.
- **Assign and Standardize:** One way to avoid escalation is to standardize your compliance processes and officially delegate responsibilities for specific tasks. For example, you might be responsible for collecting proof of correction and submitting it to the DOB, but you're relying on your colleague to fix the issue first. If everyone has real time visibility into who's responsible for what – and when it's due – it's a lot easier to work together and make sure it all gets done right, and on time.

When it comes to using compliance data to influence the way your team works, this annual report is just one piece of the puzzle. SiteCompli and InCheck users can view customized, portfolio-specific analytics on how their properties are impacted by city agencies, and how they can adjust performance going forward. Our entire team is here to make sure you understand the impacts of city enforcement on your buildings, and can prevent the most severe penalties portfolio-wide.

# Level up your compliance strategy.

Access the best data and features for preventing fines.



@ Sales@sitecompli.com  
☎ 800.564.1152  
🔗 [www.sitecompli.com](http://www.sitecompli.com)