

December Compliance Crush Recap

Here's a reminder of what's due on December 31st, 2025

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 (Manhattan properties only)
- Last day to submit LL 87 EER for covered buildings due in 2025. 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 B (Community Districts 2, 5, 7, 13, and 18). This is the second year in Cycle 2 of LL 152 requirements
- Last day to submit parking structure inspections for Manhattan Community Districts 8 - 12 and all of Brooklyn
- **NOT FILED** - Last day to perform annual Parking Observations for any parking structures that did not have an inspection performed and filed this year
- **NOT FILED** - Last day to perform and record annual Parapet Observation requirement
- **JUST THIS YEAR** - EER Labels must be printed and posted from DOB NOW for LL 84 covered buildings. This is a one-time due date adjustment (typically due 10/31 each year)
- **IF YOU EXTENDED** - Local Law 97 and Local Law 88 filings are due if you submitted an extension earlier this year

Residential Requirements

- **NOT FILED** - Last day to perform LL 1 & LL 55 inspections for the year
- Last day to file bedbug reports for the 11/1/24 - 10/31/25 timeframe. 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 big requirements coming up in 2026 and beyond**
- ❗ 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 Manhattan are due this year, other boroughs have upcoming due dates over the next few 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, 2026**
- ❗ Annual safety notice mailing requirements kick off early in the new year:
 - Mailings sent from 1/1 - 1/15
 - **NEW:** Reminders must be sent to residents from 1/1 - 2/15, or posters must be placed in common areas
 - 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's On The Horizon In NYC Compliance

What's Coming In 2026

Steam Radiator Inspections - Every Other Year

- Starting in 2026, select residential units ("covered units") in NYC that have steam radiators will be required to perform inspections and keep records once every two years
- Covered units are any units that have steam radiators, and children under the age of 6 (similar to required lead paint inspections). Owners and managers will be responsible for identifying these units, performing inspections, and storing inspection records. As of now, records do not have to be submitted to HPD
- There's likely more to come with clarifying rules, which we're expecting some time in 2026 when the rule is fully in effect. Stay tuned for updates here

Upcoming Changes to Local Law 152?

- Several updates to Local Law 152 have been proposed or put into law this year, including a critical update for buildings without gas piping systems
- The DOB has proposed language clarifying that certifications for buildings without gas piping systems only need to be submitted once. Previously, language made it seem that these needed to be submitted cyclically alongside inspections for buildings that have gas piping systems
- While this rule hasn't been finalized yet, we'll let you know as soon as the approved language is released - and what that means for any of your properties that don't have gas piping systems.

Keep In Mind:

- ❗ Local Law 157 (installation of natural gas detectors in many residential properties) has been pushed back, and will be due on January 1, 2027 at the earliest. We'll know this year whether or not that date will be pushed back again to 2029.

Learn more at our blog post: <https://sitecompli.com/blog/local-law-157-deadline-extended-to-january-1-2027-at-earliest/>

- ❗ The DSNY opens applications for the Multiunit Building Collection Program each year on January 1st. The application period ends on January 31st.

Find out more information and to apply once the period opens, visit the DSNY's site: <https://www.nyc.gov/site/dsny/resources/building-management/multiunit-building-collection-program.page>

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