

# LOCAL LAW 55-THE ASTHMA-FREE HOUSING ACT





### What is it & what are your requirements?

All multiple-dwelling property owners in NYC must investigate and remove all indoor health hazards which trigger asthma and apply measures to ensure that their properties remain free of these triggers.



### **INVESTIGATE**

Have a licensed professional inspect for allergen hazards



#### REMEDIATE

Remove any allergen hazard



#### **PROTECT**

Ensure your buildings are sealed from all pests.



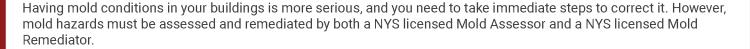
Repair any existing holes or cracks



REPAIR

#### INFORM

Include a notice of your obligations with tenants' leases.



### PRO TIP

Since you will need to perform an investigation annually and may need to remediate several times a year, it is a good idea to have one or more of your maintenance staff receive certification as a Mold Assessor and a Mold Remediator.

### How can we help?

As with all violations, if you have received a violation in relations to this local law, the Jaffa team can help you resolve this violation and negotiate your penalty or fine.

## Penalties:

Who?

DOH

How Much?

As steep as \$10,000 per violation

#### Are there any other risks?

The presence of visible mold that is less than 10 square feet in a single room of a dwelling is an indoor mold hazard violation. Anything bigger than that in a single room is consider a hazardous violation, which if unresolved can lead to litigations and higher penalties.

### Deadlines:

Inspections are required once a year.

In addition you must have an inspection when it is deemed necessary such as:

- A tenant complains about a condition that can be allergen triggers
- A tenant requests an inspection
- DOH issues a notice of violation or violation order

information included above is an overview & may not have all necessary information. For any help in staying compliant with any NYC code, please give us a call.