

# HEAT AND HOT WATER



## What is it & what are your requirements?

Owners of apartment buildings with 3+ apartments or of tenant-occupied 1-2 family dwellings must provide heat from Oct. 1 through May 31<sup>st</sup> each year and hot water depending on whether you qualify under the State or City law.

Owners must



### MAINTAIN HEAT AT 68°F

6:00 am - 10:00 pm

when it's below 55°F outside



### MAINTAIN HEAT AT 62°F

10:00 pm - 6:00 am

No outside temperature required



### MAINTAIN WATER AT 120°F

all water sources  
see below for details

*\*all temperatures are minimum requirements*

## Note

Thermostats that are programmed to shut off at a predetermined time are illegal.

	STATE HOT WATER LAWS	CITY HOT WATER LAWS
<b>For which buildings?</b>	<ul style="list-style-type: none"> <li>3+ units &amp; 3+ stories high built 4/18/1929 - 1/1/1951</li> <li>Any 3+ units built after 1/1/1951</li> </ul>	<ul style="list-style-type: none"> <li>3+ units built before 4/19/1929</li> <li>Any built 4/18/1929 - 1/1/1951</li> <li>1-2 family tenant-occupied</li> </ul>
<b>When is it required?</b>	24 hours a day	6:00 am - 12:00 am <i>Anti-scald devices must be installed when renovating or installing new bathrooms.</i>

## How can the Jaffa team help me avoid this violation?

As with all violations, if you have received a violation for not having Heat or Hot Water, the Jaffa team can help you resolve this violation and negotiate your penalty or fine.

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.

## Penalties

### Who

HPD & DOF

### How much?

#### ILLEGAL TIMING DEVICE

initial fine ..... \$1000

non-removal..... \$25/day

#### FAILURE TO INSTALL ANTI-SCALD FEATURE

per violation ..... \$500

#### OTHER VIOLATIONS

first-time offense ..... \$250\*

Below fines are per day per violation

other fines ..... \$250-\$500

same building.... \$500 - \$1000

*\*or submit Notice of Corrections*

### Are there any other risks?

If the owner fails to pay the penalties, HPD will enter a judgment against them and may face up to 30 days in prison. Tenants may obtain rent abatement for failure to provide heat or hot water and owners may be responsible for any resulting injuries.