

# 2025

## ANNUAL TO DO LIST

### DOB TASKS

- Schedule annual boiler & elevator inspections with your vendors
- Schedule any required Category 5 (5 year) inspection tests
- Post Benchmarking grades and Facade certificates as required
- Prepare for LL97 rules that goes into effect this year
- If Community District 2, 5, 7, 13, or 18, schedule your gas piping inspection or submit your certification for no piping system
- Complete any Cycle 10 filings with your facade vendor
- Prepare and file LL84 annual benchmarking report
- Prepare and file LL87 EER, if required for your building this year
- Review permit expiration dates and renew if necessary
- Observe parapets and keep records to be supplied to the DOB upon request

### DOF TASKS

- File tax estimates, declarations, returns, and extensions

### FDNY TASKS

- Renew and inspect sprinkler/standpipe units
- Review permit expiration dates and renew if necessary
- Renew and inspect A/C system permits
- Renew Place of Assembly permits
- Renew Certificates of Fitness

### HPD TASKS

- Perform annual LL55 inspections for residential units
- Submit annual bedbug reporting for residential units

### OTHER TASKS

- Perform regular daily, weekly, and monthly Cooling Tower maintenance tasks in advance of annual certification as per the DOHMH
- Lock down a vendor for the 2025 – 26 safety notice mailings, fire safety document, and stove knob cover processes
- Schedule the required XRF inspections as per LL31 no later than August 9, 2025
- Abate any lead-based paint on friction surfaces where children are known to reside prior to Jan. 1, 2025 by July 2027



**Jack Jaffa & Associates**

718-855-6110 • WWW.JACKJAFFA.COM



# WHAT'S NEW FOR 2025

## **Local Law 157: Gas Detector Installation:**

Local Law 157 of 2016 requires natural gas detectors in all residential buildings. Landlords must install detectors in all dwelling units in their properties by May 1, 2025. Detectors must be installed in every room with a gas appliance.

## **Local Law 88 of 2009 (LL88): Lighting System Upgrades & Sub-metering**

Requires building owners to upgrade lighting and install sub-meters in certain buildings in New York City. Non-residential buildings over 25,000 sq ft must upgrade lighting to meet New York City Energy Conservation Code standards.

## **NYC BIN**

As of November 12, 2024, all properties with 1-9 residential units must use a bin with a secure lid for non-recyclable trash. Beginning June 2026, all properties with 1-9 residential units will be required to use the official NYC Bin.



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