



Understanding New York City Local Law 126 and its impact on Manhattan building owners - by Joe DiPompeo

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In 2021, New York City put Local Law 126 in place. This is a mandatory ordinance pertaining to parking garages and their structural integrity. Parking structures located within the five boroughs of New York City will be required to undergo an inspection by a Professional Engineer who also holds the Qualified Parking Structure Inspector (QPSI) certification.

Upcoming Deadlines for Manhattan

The New York City Department of Buildings has strict deadlines for Local Law 126, which requires inspections of all parking structures. Most of Manhattan will be required to have the inspection completed and all documentation filed with the Department of Buildings (DOB) by the end of 2023.

The following inspection windows for parking structures will be the following:

- Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7: January 1, 2022 – December 31, 2023
- Manhattan Community Districts 8, 9, 10, 11, 12 and Brooklyn Community Districts: January 1, 2024 – December 31, 2025
- Bronx, Queens, and Staten Island Community Districts: January 1, 2026 – December 31, 2027

As we approach the deadlines set by Local Law 126, Manhattan building owners must be well-prepared to comply with the law's provisions. This approach prevents an overwhelming surge of inspections and filings, facilitating a smoother transition for building owners.

The Importance of Compliance

Compliance with Local Law 126 is a legal obligation. A report with an Unsafe status must be corrected within 90 days. After completing the repairs, an amended report must be filed within two weeks. After the repair is completed, an amended report must be filed with the DOB within this timeframe. This request must be reviewed and approved by the DOB.

DOB Fees:

- Initial report – \$305.00
- Amended/subsequent report – \$85.00
- Extension request – \$65.00

The following penalties apply after the filing period ends:

- Late Filing (initial report) – \$1,000 per month
- Failure to File (initial report) – \$5,000 per year
- Failure to Correct Unsafe Conditions – \$1,000 per month
- Failure to Correct SREM Conditions – \$2,000 (one time)

Building Safety

Beyond the environmental benefits, Local Law 126 contributes to the overall safety of Manhattan's buildings and its residents. Regular inspections enable owners to identify potential hazards or

malfunctions in building systems. Addressing these issues promptly may prevent accidents and extend the lifespan of building infrastructure. Thus, compliance with Local Law 126 becomes a crucial component of responsible building ownership.

Streamlining processes with the Department of Buildings

Manhattan's busy urban landscape relies heavily on parking garages to provide essential parking solutions. However, the significance of regular inspections under Local Law 126 cannot be overstated. These inspections prioritize public safety, prevent property damage, ensure legal compliance, avoid potential fines, and contribute to the long-term integrity of these vital structures. By adhering to these inspection requirements, parking garage owners fulfill their duty to protect property, and investments while fostering a safer and more resilient urban environment.

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