Construction Protections for Tenants

The purpose of this set of policies is to protect the health and safety of tenants in buildings where construction is occurring, and to prevent construction from being used as a means of tenant harassment.

For NYC:

**POLICY OBJECTIVE:**

The objective of Construction Protections for Tenants is to ensure that tenants’ health and safety is secured in buildings undergoing construction with tenants in place. Lax building code enforcement, insufficient regulations, and unresponsiveness to tenant complaints led to frequent instances of tenants living under dangerous and unhealthy conditions in buildings partially under construction. In many instances, construction work itself became a form of tenant harassment, with noise, dust, violations of privacy, and physical damage to occupied apartments making tenants’ homes unlivable. The goal of enacting stronger protections for tenants is to prevent such situations, and resolve them quickly and definitively if they do occur.

**HOW DOES IT WORK?**

Twelve laws known as the Stand for Tenant Safety package passed in New York City in 2017. The laws increase oversight over construction in multifamily buildings, including changes to the documentation required when contractors apply for construction work permits, audits of work permits, and the creation of an interagency task force on construction work in multifamily housing. The laws also increase penalties for violating construction laws and create a Safe Construction Bill of Rights for tenants.
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WHO BENEFITS?

All tenants in multifamily buildings, though rent regulated tenants in particular have been targets of construction as harassment and are likely to benefit most from the stronger protections enacted.

HOW WAS IT ENACTED?

The Stand for Tenant Safety package was passed by the City Council in 2017.

HOW IS IT ENFORCED?

The Department of Buildings is responsible for implementing the new laws.

WHO'S INVOLVED?

The Stand for Tenant Safety Coalition