

2015 Amendments to Article 7-C of the Multiple Dwelling Law

Effective June 15, 2015, the New York State Legislature amended the Loft Law as follows:

MDL § 281(5) - Eligibility:

The New York State Legislature (“Legislature”) extended to June 30, 2019 the following provisions in § 281 added in Chapter 4 of Laws of 2013:

1. The four hundred (400) square foot eligibility requirement.
2. The requirement that the use group activity must be “continuing at the time of the submission of an application for coverage by any party” to bar coverage.
3. The Loft Board’s authority to exempt certain categories of buildings and units from incompatibility determinations.

MDL § 282-a(1) - Statute of Limitations:

The Legislature extended the time to file a tenant-initiated application and an owner-initiated registration application for coverage of units and/or buildings to June 15, 2017.

PLEASE NOTE THAT THE APPLICATIONS FOR COVERAGE AND REGISTRATION ARE ON OUR WEBSITE.

MDL § 284(1)(iv) - Code Compliance Deadlines:

The Legislature did not change the code compliance deadlines for the buildings subject to the Article 7-C pursuant to the 2010 or 2013 amendments.

The code compliance deadlines for the buildings coming into the Loft Board’s jurisdiction due to the 2015 amendments are:

- Nine months of either the date of initial coverage application; issuance date of an IMD number; or the service date of pleading in court action, whichever is earlier, for filing an alteration application;
- Twelve months of either the date of initial coverage application; issuance date of an IMD number; or the service date of pleading in court action, whichever is earlier, for obtaining a permit;
- Eighteen months after obtaining an alteration permit for achieving Article 7-B compliance and
- Thirty months of either the date of initial coverage application; issuance date of an IMD number; or the service date of pleading in court action, whichever is earlier, for obtaining a residential certificate of occupancy.

MDL § 285(2) - Hardship Deadline

The Legislature did not change the deadline for filing for a hardship exemption for the buildings subject to the Article 7-C pursuant to the 2010 or 2013 amendments.

MDL § 286(2) - Milestone Increases:

The milestone rent increases in § 286(2)(iii) for filing an alteration application, obtaining an alteration permit and achieving Article 7-B compliance remain 3-3-4 percent, respectively. These percentages remain in effect until June 30, 2019.