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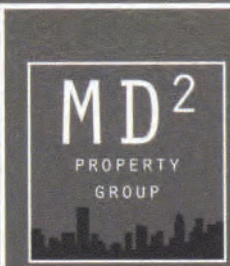
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Building energy use accounts for nearly-two thirds of greenhouse gas emissions in New York City. Under [Local Law 33](#) (LL33), buildings larger than 25,000 square feet are required to obtain and display the Building Energy Efficiency Rating labels near public entrances by October 31, 2020.



Download and print your letter grade from the [DOB NOW Public Portal](#).

The Building Energy Efficiency Rating label gives the public insight into your building's energy use through a rating system that includes the A-D letter grade and a 1-100 ENERGY STAR® score.

Buildings not eligible for an ENERGY STAR® score will receive an "N" grade, meaning they are exempted from the City's benchmarking process or not covered by the ENERGY STAR® program. You are not required to display the label if this is the case for your building.

Improving Your Building's Rating

Energy efficiency performance can be improved through measures such as retrocommissioning, upgrading building systems, and training operations and maintenance staff. Our resources can help you find energy improvement options that meet your building's unique needs.

- The [NYC Accelerator](#) program offers free technical advisory services to help you comply with NYC local laws and improve your buildings' energy and emissions performance.
- The NYC Sustainability Help Center provides a free, four-part training series to help building owners comply with the [annual benchmarking process](#). Email Help@nycsustainability.org or call (212) 566-5584 to register for the training.
- The [NYC Building Operator Training](#) program offers a free 30-hour training course for operations and maintenance staff to learn more about critical building systems, including preventative maintenance and energy efficiency. Register through the [Building Operator Training Application](#).
- The [NYC Energy & Water Performance Map](#) helps property owners analyze trends in their buildings' energy and water consumption using annual benchmarking data from more than 20,000 of the largest buildings across New York's five boroughs.

Additional Resources

- [LL33 Compliance Guidelines](#)
- [LL33 Frequently Asked Questions](#)
- [Benchmarking and Energy Efficiency Grading](#)
- [2020 Benchmarking Covered Buildings List](#)



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The new **2021 NYC APARTMENT MANAGEMENT CHECKLIST** gives you the information you need to comply quickly and easily with the latest NYC apartment building laws and codes. Each chapter offers the official text of the law together with a side-by-side, plain-English explanation designed to help you avoid penalties and implement best practices.

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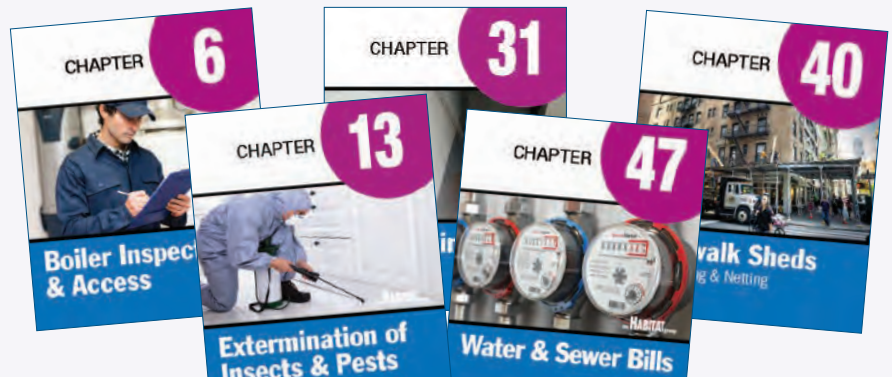
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HIGHLIGHTS OF THE 2021 EDITION INCLUDE:

- ❖ Special rules issued by city agencies during the **COVID-19 public health emergency**, which are explained throughout the book where applicable.
- ❖ New regulations requiring an **extra deep cleaning of cooling towers** during summertime months.
- ❖ Local Law 48 of 2020, which amended the **NYC energy conservation code** to incorporate provisions of the NYStretch Energy Code-2020.
- ❖ New HPD rules regarding the **installation of heat sensors** in certain buildings that have had heat violations.
- ❖ Local Law 31 of 2020, setting new rules for **testing dwelling units for lead-based paint**, and new HPD rules regarding notifying occupants and investigating lead-based paint hazards.
- ❖ Local Law 14 of 2020, which amended the **NYC plumbing code** to bring it in line with the 2015 international plumbing code, with differences reflecting NYC's unique character.

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All buyers of the **2021 NYC APARTMENT MANAGEMENT CHECKLIST** will have **ONLINE ACCESS** to **EVERY CHAPTER** as a PDF download. This means you can easily grab any topic at any time and print it out or email it to a colleague in seconds!





THE COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS

The Council of New York Cooperatives & Condominiums (CNYC Inc.) is a membership organization for housing cooperatives and condominiums. Formed in 1975, it serves a growing constituency through its notices and publications, its website (www.CNYC.coop), its advocacy efforts, its meetings and classes, its studies of aspects of cooperative living and its relationships with local, national and international organizations.

CNYC follows legislative issues and tax questions and plays a significant advocacy role. Its classes and meetings help make members aware of issues affecting their homes; of mandated modifications to their buildings; of maintenance and energy conservation opportunities; of sound management practices and reasonable policies.

In 1996, CNYC's **Action Committee for Reasonable Real Estate Taxes** helped obtain property tax abatements for home owners in cooperatives and condominium in New York City; these abatements have been extended five times, through June 30, 2021; they are now available only to home owners for whom their cooperative or condominium unit is their primary residence (plus up to 2 additional units in the same cooperative or condominium as the primary residence). The Action Committee continues to crusade for a property tax system that will deal fairly and equitably with all New York City tax payers.

In 1997, CNYC helped secure legislation enabling condominium associations to borrow money. The same year saw the creation of a separate resolution part in Housing Court for co-op and condo cases.

In 1998 CNYC persuaded the Internal Revenue Service not to apply IRC Section 277 to housing cooperatives.

When the City passed a law to control lead paint in 2004, CNYC secured for resident shareholders and unit owners the same treatment as any other home owners. As stricter lead paint requirements were enacted in 2019, CNYC helped obtain special certification consideration for cooperatives and condominiums.

In 2006-2008, together with many other groups, CNYC participated in discussions with the Department of Buildings about Local Law II; eventually bringing about a rolling system of filing deadlines beneficial to buildings and service providers alike.

At the request of CNYC and the National Association of Housing Cooperatives, Congressman Charles Rangel passed legislation in 2007 modifying the '80/20' rule in Section 216 of the Internal Revenue Code. This change is of great benefit to housing cooperatives.

In 2010, CNYC had a leadership role organizing opposition to a proposed FHFA Guideline that would have been harmful to cooperatives and condominiums with transfer fees.

Since Tropical Storm Sandy, CNYC has worked with other groups nationwide to promote legislation to enable FEMA to provide grants to housing cooperatives and condominiums to replace or restore building systems damaged in a disaster.

CNYC has 'worked for years to make reverse mortgages available to seniors in housing cooperatives.

CNYC is supported by dues from member cooperatives and condominiums and by professional subscriptions. Member buildings receive all CNYC publications and messages. They can take part in special purchases arranged by the Council, including web domains with the distinctive dot coop suffix. They can send representatives to CNYC functions, and can call upon CNYC for information or advice, and can participate in the election of CNYC Board members. Professionals who offer services to cooperatives and condominiums can become Professional Subscribers to CNYC, receiving all publications and invitations to CNYC programs at subscriber rates; however they cannot vote in CNYC elections or serve on the Executive Board. CNYC maintains an office at 850 7th Avenue in Manhattan. Contact CNYC by phone (212) 496-7400 or e-mail to info@CNYC.coop.

The Action Committee for Reasonable Real Estate Taxes

The **Action Committee for Reasonable Real Estate Taxes** works for fair, affordable, predictable NYC property taxes. Founded in 1990, the Action Committee was very instrumental in promoting the program of tax abatements for home owners in NYC cooperatives and condominiums, which has been in place since 1997. The Action Committee continues to strive for a long term tax reform program. Your participation and financial support will help the Action Committee win its crusade for tax fairness. The next meeting of the Action Committee will be held on February 10, 2021.