



Memo

TO: ALL COOPERATIVE AND CONDOMINIUM BOARDS AND MANAGING AGENTS
FROM: ERIC GOIDEL, ESQ.
RE: CHANGES TO NEW YORK CITY HEAT LAW
DATE: OCTOBER 2, 2017

With the heating season having commenced as of October 1st, all boards and managing agents should be aware of changes in the requirements for providing heat in New York City.

Heat must be provided between the hours of 6:00 am and 10:00 pm at a temperature of at least 68 degrees Fahrenheit whenever the outside temperature falls below 55 degrees.

Heat must be provided at a level of 62 degrees Fahrenheit between the hours of 10:00 pm and 6:00 am.

The main change in the Heat Law is that overnight, property owners were previously only required to maintain a temperature of 55 degrees whenever the outside temperature fell below 40 degrees. Now a level of 62 degrees must be maintained at all times, regardless of temperature.

The obligation to maintain heat at a higher temperature overnight will undoubtedly result in higher fuel costs for buildings. Boards and managing agents should be aware of this when finalizing budgets for the upcoming year

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