



Critical DHCR Building Registrations Deadline with Enhanced Penalties from Operational Bulletin 2024-1

We are reaching out to inform you of the crucial requirements and approaching deadlines regarding your property's rent-stabilized building registrations with the New York State Division of Housing and Community Renewal (DHCR). As outlined in Operational Bulletin 2024-1, failure to meet these deadlines can result in substantial penalties, so we encourage you to take prompt action if you haven't already filed your building registrations.

Key Registration Requirements

- 1. Initial Registration:** Under Section 26-517(c) of the New York City Rent Stabilization Law (RSL) and Section 12-a(c) of the Emergency Tenant Protection Act (ETPA), landlords of rent-stabilized premises must file an initial registration for each covered unit with DHCR within 90 days of becoming subject to rent stabilization.
- 2. Annual Registration:** Every year, landlords must file an annual registration for each unit by July 31st. Registrations submitted after this date are considered delinquent, putting you at risk for civil penalties.

Deadlines Extended in Final Late Registration Notice

DHCR has implemented an extension for landlords receiving a final late registration notice. In such cases, landlords are granted an additional 21 days from the date of this notice to complete their registration without incurring a fine. We recommend taking advantage of this period if you receive a notice, as failure to register by the end of the 21-day window can result in fines and further action by DHCR.

Penalties for Delinquent Registrations:

The penalties for missing registration deadlines are now more stringent following the passage of Chapter 760 of the Laws of 2023. If registration is not filed on time, landlords may face fines of \$500 per unregistered unit for each month of delinquency. Once DHCR has served notice of delinquency, these fines can become enforceable by the New York State Supreme Court as a judgment if they remain unpaid. This could lead to significant legal and financial complications.

How Our Firm Can Assist

Our team is well-equipped to guide you through the DHCR registration process, ensuring all filings are completed accurately and on time. From preparing the initial and annual registration documents to submitting them to DHCR, we are here to help you navigate these critical requirements and avoid any penalties.

If you would like our assistance or have questions about the process, our team at James G. Dibbini & Associates P.C. is here to help. Contact us to schedule a consultation and ensure your application complies with the new rules. We are committed to helping you stay compliant with DHCR regulations and to safeguarding your property's interests.

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