

Chair
ELIZABETH VELEZ*

Vice Chairs
JOHN J. CARDONI*
LOUIS J. COLETTI*
CHERYL MCKISSACK DANIEL*
PETER DIMAGGIO*
SABRINA KANNER*
RICHARD KENNEDY*
ELI R. KHOURY*
GARY LaBARBERA*
ANTHONY MANNARINO*
CHARLES F. MURPHY*
EDWARD V. PICCINICH*
FRANCES A. RESHESKE*
JONATHAN D. RESNICK*

President & CEO
CARLO A. SCISSURA*

Treasurer
CYRUS J. IZZO*

Secretary
CARL GALIOTO*

General Counsel
MICHAEL S. ZETLIN*

Past Chair
MILO E. RIVERSO*

Directors
JOSEPH J. ALIOTTA
FRANKLIN R. ALVARADO
VINCENT ALVAREZ
CHARLES AVOLIO
LYNNE P. BROWN
PETER CAFIERO
ANDREW CATAPANO
VICTORIA J. CERAMI
EDWIN CHRISTIAN
RALPH J. ESPOSITO
WILLIAM J. GILBANE III
JOHN J. GILBERT III
DAVID M. GREENBERG
SHARON GREENBERGER
SUSAN L. HAYES
MAUREEN A. HENEGAN
JOSEPH A. IENUSO
JERRY JANNETTI
GREGORY A. KELLY*
MARIAN KLEIN
HENRY KUYKENDALL
CHRISTOPHER LARSEN
JILL N. LERNER
GEORGE E. LEVENTIS
JEFFREY E. LEVINE
ANTHONY E. MANN
PETER A. MARCHETTO
CHRIS MCCARTIN
JOSEPH G. MIZZI
RICHARD T. MONOPOLI
TERRENCE E. O'NEAL
RAYMOND M. POCINO
TODD RECHLER
LAWRENCE P. ROMAN
MICHAEL F. RUSSO
SCOTT SELTZ
MITCHEL W. SIMPLER
VICKI MATCH SUNA
MICHAEL J. SWEENEY
ELISE WAGNER
IRIS WEINSHALL
ELI ZAMEK

*Executive Committee Member

DIRECTORS EMERITI
RICHARD T. ANDERSON
AINE M. BRAZIL
RICHARD CAVALLARO
RAYMOND P. DADDAZIO
JOHN M. DIONISIO
MARY-JEAN EASTMAN
PETER GOETZ
STUART E. GRAHAM
JOHN F. HENNESSY III
THOMAS IOVINO
JEFFREY M. LEVY
JOHN V. MAGLIANO
WILLIAM A. MARINO
MYSORE L. NAGARAJA
ROBERT S. PECKAR
THOMAS Z. SCARANGELLO
ANTHONY P. SCHIRRIPIA
FRANK J. SCIAME
ROBERT E. SELSAM
DOMINICK M. SERVEDIO
MARILYN JORDAN TAYLOR
DANIEL R. TISHMAN
RICHARD L. TOMASETTI

December 2, 2020

Hon. Robert Cornegy, Jr., Chair
Committee on Housing and Buildings
New York City Council
250 Broadway, Suite 1743
New York, NY 10007

Dear Chair Cornegy:

We are proud to support Intro 1917-2020 which would create an exemption from the prohibition on self-certification established by Local Law 158-2017 for properties with both residential and non-residential occupancies.

The New York Building Congress has, for almost a hundred years, advocated for investment in infrastructure, pursued job creation and promoted preservation and growth in the New York City area. Our association is made up of over 550 organizations comprised of more than 250,000 professionals. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its constituents.

While Local Law 158-2017 was designed to increase protections for residential tenants who may be victims of construction-as-harassment, the law is having significant unintended consequences for commercial properties affecting opportunities for economic growth and job creation across the city.

The ability to self-certify is an important tool for commercial properties, as it provides the opportunity to utilize trained and licensed professionals to expedite the processes to attain a certificate of occupancy. Self-certification is especially useful in situations where a property has more than one tenant, notably when tenants are responsible for doing the fit outs of their leased space.

Unfortunately, Local Law 158-2017 as enacted currently causes every tenant in a building to lose the ability to self-certify projects in the space they control, even if an unrelated tenant is found to have done work without a permit. As a result, businesses of all sizes are forced to spend added time navigating additional obstacles, despite never actually being a part of the underlying violation. In many instances, businesses cannot afford to float their business for months and up to a year while they await the approval to fit out their spaces.



While we fully support the intent of Local Law 158-2017, which is to protect residential tenants from unsafe conditions and harassment, Intro 1917-2020 makes needed corrections to exempt commercial properties to LL158-2017 and removes these extra burdens on businesses.

On behalf of the New York Building Congress, we urge the Committee to approve this bill.

Thank you for the opportunity to be heard on this critical application.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Carlo Scissura', written over a faint, larger version of the signature.

Carlo A. Scissura, Esq.
President & CEO
New York Building Congress