

January

15th

- Last day to distribute annual lead paint/window guard notices to residential tenants [DOHMH/HPD](#)
- First deadline in 2026 to distribute Fire Safety Guides to residential tenants [FDNY](#)
- Deadline to submit annual water tank inspection for 2025 calendar year [DOHMH](#)

31st

- Deadline to apply for the multiunit building collection program [DSNY](#)
- **BEST PRACTICE** - Provide annual stove knob cover notices. This is a suggested date based on the start of the law & the timing of annual safety notice mailings. [HPD](#)

February

15st

- Legal deadline for new, renewal, and change requests for the 2026-27 Co-op/Condo abatement (closes on the 16th) [DOF](#)

16st

- Landlords must begin to make reasonable attempts to acquire lead paint/window guard information for non-responsive tenants as part of the annual safety notice mailings process [DOHMH/HPD](#)

21st

- Facade (FISP) Cycle 10B begins for block numbers ending in 0, 7, and 8. Reports must be filed for these blocks no later than this date in 2028. [DOB](#)

March

1st

- Notify DOHMH of all nonresponsive tenants and attempts to acquire information as part of annual safety notice mailings process [DOHMH/HPD](#)
- Deadline to appeal Assessment to Tax Commission for Class 2, 3, and 4 properties [DOF](#)

15th

- Deadline for property owner personal exemptions (STAR, DHE, DRIE, Veterans, Clergy, SCHE, SCRIE) [DOF](#)
- Deadline to appeal Assessment to Tax Commission for Class 1 properties [DOF](#)

April

1st

– DHCR Registration begins in ARRO system (ends July 31st) [DHCR](#)

May

1st

– Local Law 84 Benchmarking Report due for 2025 data (all covered buildings 25K square feet and up) [DOB](#)

31st

– Last day of HPD Heat Season for 2025 - 26 [HPD](#)

September

1st

– Deadline for annual [HPD](#) registration. Required for multifamily residences (3+ units), designated residences, and hotels [HPD](#)

October

1st

– 2026 - 2027 Heat Season begins

– New Building Energy Efficiency label available – replace existing label with latest score before Oct 31st [HPD](#)

November

1st

– Deadline for annual cooling tower certification [DOB](#)

December

31st

– Final day to electronically file annual bedbug report for 11/1/25 - 10/31/26 [HPD](#)

– Last day to file periodic elevator inspections, CAT1s, and boiler inspections for 2026 cycle via [DOB NOW: Safety DOB](#)

– Last day for annual lead paint inspections (LL1) and allergen hazard inspections (LL55) [HPD](#)

December

31st

– Last day to submit Local Law 87 EER for buildings due in 2025 (covered buildings list – 50K sq. Ft – with a last digit of “6” as the building’s tax block number) DOB

– Last day to submit gas piping system inspections or submit certifications for Community Districts 4, 6, 8, 9, and 16 in all boroughs DOB

– Annual parapet observation must be performed (no filing required) DOB

– Retaining wall compliance report due for Manhattan DOBPD

Please note that all dates and compliance information is as per the various NYC agencies and is subject to change. In addition, every building may have their own specific requirements and deadlines that can differ across borough, building type, etc. As such all above data is provided for informational purposes only, on an “as is” and “as available” basis. Jack Jaffa & Associates, its licensors and other suppliers disclaim all warranties, whether express or implied, including, but not limited to, any promises of accuracy or correctness of information provided or omitted.



Annual To Do List

2026

DOB Tasks

- Schedule annual boiler & elevator inspections with your vendors

- Schedule any required Category 5 (5 year) inspection tests

- Post Benchmarking grades and Facade certificates

- If Community District 4, 6, 8, 9, or 16, schedule your gas piping inspection or submit your certification for no piping system

Begin any Cycle 10B filings with your facade vendor

Prepare and file LL84 annual benchmarking report

Prepare and file LL87 EER, if required this year

Upgrade lighting systems to comply with LL88, if required for your building

Review permit expiration dates and renew if necessary

Observe parapets and keep records to be supplied to the DOB upon request

DOF Tasks

File tax estimates, declarations, returns, and extensions

FDNY Tasks

Renew and inspect sprinkler/standpipe units

Review permit and fire extinguisher tags expiration dates and renew if necessary

Renew Place of Assembly permits

Renew Certificates of Fitness

HPD Tasks

Perform annual LL55 inspections for residential units

Submit annual bedbug reporting for residential units

Submit annual Multiple Dwelling Registration

Other Tasks

Perform regular daily, weekly, and monthly Cooling Tower maintenance tasks in advance of annual certification as per the DOHMH

Prepare and file DEP Backflow Prevention test

Abate any lead-based paint on friction surfaces where children are known to reside prior to Jan. 1, 2025 by July 2027

What's new for 2026



Intro 1037-2024 “Rent Transparency Act”

Requires buildings containing **rent-stabilized units** to post a sign at the building entrance indicating that the building has rent-stabilized units, how to check registration with NYC DHCR, and contact info. The sign must be in English and Spanish (and other languages as required). The law is expected to take effect approximately **210** days after the mayor’s signature, placing compliance in late **January 2026**.

Steam Radiator Inspections

NYC will require steam radiator inspections in multiple dwellings.

Local Law 49 of 2025

Updates to the Local Law 11 (Façade Inspection & Safety Program, FISP) inspection cycle: Beginning October 1, 2026, the cycle may be extended from the traditional 5 years to a period between **6 and 12 years** for certain buildings.

Intro 904-A “Proactive Inspection Program”

Establishes a **risk-based structural inspection** program for residential buildings. Under the measure, the New York City Department of Buildings (DOB) will create rules for when inspections are required based on risk factors (violations history, building data, etc.)

Official NYC BIN

Requires use of Official NYC BIN By **June 2026**.