

Stalled Sites Program

The Buildings Department is accepting applications for the Stalled Sites Program. This Program helps protect New Yorkers from unsafe stalled construction – and enables owners and their crews to get back to work fast once financing is secured. The Stalled Sites Law went into effect when Mayor Michael R. Bloomberg signed it on October 28, 2009. It expires June 30, 2013.

Stalled Sites Program Summary

Under the Construction Codes, work permits automatically lapse if work is suspended at a site for more than 12 months. Property owners opting into the Program will create an in-depth site safety maintenance plan tailored to their sites' specific challenges. Those who follow their maintenance plan may have their active work permits renewed for up to four years. Projects approved under the 1968 Building Code must meet those requirements, instead of the 2008 Construction Codes.

The maintenance plan builds upon owners' existing obligation to keep property safe under NYC Administrative Code §28-301.1. The Stalled Sites Program requires an in-depth, specific maintenance strategy, and the Department will monitor owners' compliance with their agreement.

The Stalled Sites Program does not affect vesting for zoning purposes or landmark protection.

Opting Into the Stalled Sites Program

Owners interested in participating in the Program should review Buildings Bulletin 2010-001 for complete information. Owners must:

1. Inform the Department of their interest in joining the Stalled Sites Program.
2. Provide a construction site safety plan tailored to the property's specific challenges. It must meet all Program requirements. The Stalled Sites Team will assist owners in finalizing an appropriate strategy for the site.
3. Secure the property, install construction fences with view panels, prevent trespassing and provide Buildings inspectors with access upon request.
4. Make the site safe, monitor it with regular inspections, and maintain the property as agreed to under the submitted plan.
5. Submit regular reports to the Department proving safety plan compliance.
6. Ensure all permits are active while enrolled in the program. All required fees shall apply.

To Participate in the Stalled Sites Program
Email StalledSites@buildings.nyc.gov.