



NYCTM Buildings

**CONSTRUCTION ADVISORY:
WORK WITHOUT A
PERMIT OVERRIDE
REQUEST, REDUCTION
OR WAIVER OF CIVIL
PENALTIES FOR
ELECTRICAL FILINGS**

ISSUE: 2026-004

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Read the March 25, 2026 service notice and the January 30, 2026 service notice for more details.



BACKGROUND

Local Law 128 of 2024 enacted the **2025 New York City Electrical Code (NYCEC)**, that went into effect on December 21, 2025 (read **Buildings Bulletin 2024-008**). As part of the legislation, the NYC Administrative Code was amended to repeal Chapter 3 of Title 27, which contained the New York City Electrical Code, and integrated it into Title 28 of the Administrative Code.

As a result, the 2025 NYCEC is now part of Title 28 and all the administrative provisions apply. This change streamlined the City's regulatory framework as the Electrical Code has become part of the Construction Codes body of law set forth in Title 28 of the Administrative Code.

WHAT YOU SHOULD KNOW

With the enactment of the 2025 NYCEC on December 21, 2025, the Electrical Code was integrated into Title 28 of the Administrative Code. As a result, the provisions of Article 213 will now apply to civil penalties for electrical work. The Department will impose:

- penalties for Work Without a Permit
- penalties for Work Without a Permit on one- or two-family dwelling (not less than \$600, not more than \$10,000)
- penalties for Work Without a Permit on other than one- or two-family dwelling (not less than \$6,000, not more than \$15,000).

Section 28-213.3 requires the payment of penalties before a permit for those premises can be issued. Pursuant to **1 RCNY 102-04**, the Department may waive a civil penalty for work without a permit where an owner is a subsequent purchaser, and the previous owner performed the unpermitted work, whether or not the subsequent bona fide purchaser received notice of the violation. Electrical filings cannot be submitted if open Work Without a Permit Violations are on the property (BIN).

No relationship to the violation (NRV) is where a work permit is being sought by a tenant/lessee or an owner for a commercial space that neither addresses the existing work without a permit violation, nor is it connected to the violation in any way. The permit sought must be to the benefit of an occupant not cited in the notice of violation. For residential spaces, this applies only to condominium or cooperative owners for work inside individual units where the notice of violation was issued for a shared common space.

A Civil Penalties Review Request (L2) will be required to be submitted in DOB NOW. The applicant will select the applicable reason on the L2 for an override, reduction, or waiver request and upload supporting documents. The filing will not be approved until the L2 request is approved.

WHAT THE LICENSED ELECTRICIAN SHOULD KNOW

An electrician may not know that the property where they are performing electrical work has an outstanding Work Without a Permit violation that must be addressed. To help identify these properties, DOB NOW automatically populates the **Work Without a Permit Indicator** when a property has received a Work Without a Permit violation. If this box is checked, an override request must be submitted before an electrical permit can be issued. For instructions on submitting an override request, refer to **Civil Penalty Review Requests**.

For more information please refer to the [service notice dated June 8, 2026](#).