

SERVICE NOTICE

Ancillary Dwelling Units to be Filed in DOB NOW

Local Law 127 of 2024 provides eligibility and design requirements for Ancillary Dwelling Units (ADUs) in one- and two-family homes. The Department of Buildings will accept ADU applications beginning September 30, 2025. ADU filings will be submitted in DOB NOW: *Build*.

File an ADU in DOB NOW

Login to DOB NOW at nyc.gov/dobnow using your NYC.ID account and create an initial Alt-CO-GC or New Building (NB)-GC job. In the **PW1: Plan/Work Application** tab, a new **Ancillary Dwelling Unit** section will appear under Filing Review Type, Work Type/Filing Includes. On the **Schedule of Occupancy**, select **Ancillary Dwelling Unit** as Description of Use for Residential Occupancy Classification under both Occupancy Group R-2 and R-3.

New Buildings with ADU in Cellar

An NB filing for a one-family dwelling with an ADU located in the cellar is not permitted to be submitted unless and until Section 27-2087 of the Housing Maintenance Code provides for such occupancy in cellars. See [1 RCNY §105-08](#).

ADU Filings Submitted Before September 30, 2025

Filings for an ADU submitted in DOB NOW prior to September 30, 2025, have a Filing Status of On Hold. DOB will send emails to the stakeholders on these filings with instructions on how to proceed with these filings.

Additional Information

For more information about Local Law 127 of 2024 and Ancillary Dwelling Units, visit the [Ancillary Dwelling Units](#) page at nyc.gov/buildings.

DOB NOW Inquiries & Support

To submit an inquiry about DOB NOW, visit the DOB NOW Help Form at nyc.gov/dobnowhelp.