

User Guide

LL97 CBL Disputes

LL97 Covered Building List Dispute: Background



Buildings are identified using: Building Address, BBL and BIN.

The Building Address, BBL and BIN on the CBL are not necessarily the address, BBL and BIN to be used for compliance with LL97.

On the CBL	For compliance in DOB NOW, ESPM, and BEAM
Building Address is the address in DOF's records that is used for the entirety of the BBL	Building Address is the address associated with your building on BIS
BBL is the 10-digit Borough-Block-Lot number shared with DOB by DOF	BBL must match the CBL
BINs include <u>all</u> the historically recorded BINs associated with the building(s) on that BBL	BIN is the BIN associated with your building on BIS
Note: information on the CBL is at the BBL level, <u>not</u> the BIN level.	Note: Each building is only required to submit one compliance report, even where multiple BINs are associated with one building.

Buildings in NYC are on tax lots identified by a 10-digit Borough-Block-Lot number (BBL). DOB's Covered Buildings Lists (CBLs) are created in collaboration with partner agencies who share information with DOB about the compliance pathways of buildings on different BBLs.

- For this reason: the BBL used in compliance submissions **must match** the BBL on the Covered Buildings List (CBL).

Understanding Your BBL:

The Block and Lot numbers may require adding zeros at the beginning to create the 10-digit BBL number.

- Example: BBL: 3058740005
- Borough: 3
- Block (must be 5 digits): 05874
- Lot (must be 4 digits): 0005

Condos have a billing BBL which normally ends '7501', and the condo units have BBLs which often end '1001', '1002' etc. For the purposes LL97 compliance, it is the billing BBL, not the condo unit BBLs, which are relevant.

LL97 Covered Building List Dispute: Background



On the CBL, buildings are identified by the address in DOF's records that is used for the entirety of the BBL. This is **not necessarily** the address that is relevant to your building for compliance with LL97.

When submitting a report or a dispute under LL97, use **the address in BIS that is associated with your BIN.**

NYC Department of Buildings						
Property Browse by Boro/Block/Lot						
Page: 1 of 3						
Browsing BROOKLYN Block 5874						
TAX LOT	ADDRESS	HOUSE NUM RANGE	LANDMARK	OBSOLETE	BIN	
1	6925 5 AVENUE	6925 - 6933			3145774	
5	6917 5 AVENUE	6917 - 6923			3145775	
9	6915 5 AVENUE	6915 - 6915			3145776	
10	6911 5 AVENUE	6911 - 6911			3145777	
11	6909 5 AVENUE	6909 - 6909			3145778	
12	6905 5 AVENUE	6905 - 6905			3145779	
14	6901 5 AVENUE	6901 - 6901			3145780	
15	514 BAY RIDGE AVENUE	514 - 524			3805623	

Buildings in NYC have a 7-digit Building Identification Number (BIN).

The LL97 CBL:

- May include historically recorded BINs associated with an individual building, or with another building on the same BBL.
- The BINs associated with a BBL will not necessarily reflect the number of buildings on the lot.

The building owner or service provider who submits a LL97 CBL Dispute or compliance report **must confirm the appropriate BIN for an individual building** when the dispute or compliance report is submitted and use the same BIN across platforms and submissions.

Each building is only required to submit one compliance report. Where there are multiple BINs associated with one building, as long there is a submission under one BIN, no penalties will be issued to the other BINs that refer to that building.

LL97 Covered Building List Dispute: Background



The 2025 LL97 covered buildings list (CBL) reflects the Department’s most recent records for compliance requirements of each property under LL97.

This list has been compiled using preliminary data and is subject to change due to:

- Circumstances unknown to the Department as certified by a professional or through documentation
- Change of circumstances in a building

The CBL is intended as a reference for building owners to consider in consultation with legal representatives and RDPs.

BBL	BIN (DOB Records)	ADDRESS	ZIP CODE	CP0: Article 320 beginning 2024	CP1: Article 320 beginning 2026	CP2: Article 320 beginning 2035	CP3: Article 321 One-Time Compliance	CP4: City Portfolio Reductions
1001370005	1001488	80 WARREN STREET	10007	X				
1001370010	1090140	86 WARREN STREET	10007	X				
1001370035	1001499	90 WEST BROADWAY	10007	X				
1001427501	1087170, 1087715	270 GREENWICH STREET	10007			X	X	
1001427502	1087716	200 CHAMBERS STREET	10007	X				

LL97 Covered Building List Dispute: Background



The CBL identifies compliance pathways associated with all the buildings/BINs on a specific BBL.

- Where there is one BIN on a BBL, this is the compliance pathway that DOB currently expects the BIN to follow.
- Where there are multiple BINs on a BBL, DOB does not know which compliance pathway applies to specific BINs on that lot.
- **Buildings on BBLs that contain multiple BINs must confirm their compliance pathway with DOB via a dispute** unless they are following Article 320, beginning 2024 (28-320.3.7).

BBL	BIN (DOB Records)	ADDRESS	ZIP CODE	CP0: Article 320 beginning 2024	CP1: Article 320 beginning 2026	CP2: Article 320 beginning 2035	CP3: Article 321 One-Time Compliance	CP4: City Portfolio Reductions
1001370005	1001488	80 WARREN STREET	10007	X				
1001370010	1090140	86 WARREN STREET	10007	X				
1001370035	1001499	90 WEST BROADWAY	10007	X				
1001427501	1087170, 1087715	270 GREENWICH STREET	10007			X	X	
1001427502	1087716	200 CHAMBERS STREET	10007	X				

LL97 Covered Building List Dispute: Background



The LL97 Covered Buildings List identifies different compliance pathways depending on certain characteristics of the buildings on a lot. Different compliance pathways have different requirements under LL97.

There are two reasons to dispute a building's compliance pathway:

- If your building is the only building on the lot, and you think that the CBL does not identify the correct compliance pathway for your building
- If there are multiple buildings on the lot, and you think your building should comply with any compliance pathway other than Article 320 beginning 2024 (28-320.3.7)

BBL	BIN (DOB Records)	ADDRESS	ZIP CODE	CP0: Article 320 beginning 2024	CP1: Article 320 beginning 2026	CP2: Article 320 beginning 2035	CP3: Article 321 One-Time Compliance	CP4: City Portfolio Reductions
1001370005	1001488	80 WARREN STREET	10007	X				
1001370010	1090140	86 WARREN STREET	10007	X				
1001370035	1001499	90 WEST BROADWAY	10007	X				
1001427501	1087170, 1087715	270 GREENWICH STREET	10007			X	X	
1001427502	1087716	200 CHAMBERS STREET	10007	X				

LL97 Covered Building List Dispute: Background



1. Applicant submits dispute
 - **PRIOR TO 3/9/2025:** email ghgemissions@buildings.nyc.gov
 - **AS OF 3/9/2025:** Submit the CBL Dispute Ticket through BEAM
2. DOB reviews the dispute and documentation, requests more documentation from the applicant if needed
3. DOB requests verification from partner agencies (such as DHCR or DCAS) - Note this step can take weeks
4. DOB determines the appropriate compliance pathway for the building
5. DOB informs the applicant and updates internal records
6. You may have to resubmit documentation that expires (for example, a new Annual Registration Summary documentation showing the number of rent stabilized units)

Documentation information can be found at the [DOB website](#) and [LL97 CBL Matrix](#).

COMPLIANCE PATHWAY	PROGRAM	COMPLIANCE REQUIREMENTS	BUILDINGS COVERED	DOCUMENTATION REQUIREMENTS	DOB GUIDANCE
CP5 Article 320 beginning 2024 (28-320.3.7)	Article 320 Covered Buildings	Must comply in full with the reporting requirements and emissions limits of Article 320 with submission of the first report required for May 1, 2025 for the first compliance year of 2024.	Local Law 97 generally covers, with some exceptions: • Buildings that exceed 25,000 gross square feet; • Two or more buildings on the same tax lot that together exceed 50,000 square feet; • Two or more condominium buildings governed by the same board of managers and that together exceed 50,000 square feet.	Contact the NYC Department of Finance at sustainablebuildings@finance.nyc.gov	Article 320 Info Guide
CP1 Article 320 beginning 2025 (28-320.3.10.1)	1 to <35% Rent Regulated Buildings	May delay compliance with annual building emissions limits until January 1, 2026, and submission of the first report required by section 28-320.3.7 until May 1, 2027.	This pathway includes covered buildings where at least one dwelling unit is required by law or by an agreement with a governmental entity to be regulated in accordance with: • the emergency tenant protection act of 1974, • the rent stabilization law of 1969, • or the local emergency housing rent control act of 1962. But that is not a rent regulated accommodation pursuant to the definition in 28-320.1, which requires buildings to be more than 35% rent-regulated.	1 to <35% Rent regulated If the units in the building are rent stabilized only: DHCR Certified Annual Registration Summary from the current or previous calendar year, showing number of units under rent stabilization. Owners can request records here: orecords@dhcr.ny.gov If the units in the building are rent controlled: a signed letter from a lawyer, confirming that the dwelling units in the building, 1 or more units but less than 35% of the dwelling units are rent regulated (rent controlled or rent stabilized).	Article 320 Info Guide
CP2 Article 320 beginning 2025 (28-320.3.9)	Mitchell Lama			Mitchell Lama Certificate of incorporation certified by the state. Owners can get copies here: https://dox.ny.gov/cops-corporation-or-business-entity-documents	
	Income Restricted (DOF Tax Exemption)	May delay compliance with annual building emissions limits until January 1, 2025, and submission of the first report required by section 28-320.3.7 until May 1, 2026.	This pathway includes covered buildings: • in the Mitchell-Lama program; • with at least one income-restricted unit through a DOF tax exemption such as: • 420-c (Exemption Code 5101) • Public Housing Finance Law (PHFL) Article II (Exemption Code 5102) • PHFL Article IV (Exemption Code 5107) • PHFL Article V (Exemption Code 5108) • PHFL Article XI (Exemption Codes 5106, 5130) • PHFL Division of Alternative Management Programs (Exemption Code 5129) • With at least one income-restricted unit through HPO	Income Restricted (DOF Tax Exemptions) If providing a regulatory agreement or restrictive declaration pursuant to a tax exemption and only a tax exemption, provide a DOF property tax bill with proof of the exemption. Obtain property tax bills from DOF's Property Tax Public Access Web Portal: https://a835-pis-access.nyc.gov/arc/forms/html/frame.aspx?mode=content/home.htm	Article 320 Info Guide
CP2 Article 321 One-Time Compliance	Income Restricted (HPO)			Income Restricted (HPO) Copy of active Regulatory Agreement or Restrictive Declaration, executed in connection with one of the programs at left, showing at least one unit with income restriction on it. Obtain regulatory agreements and restrictive declarations here: ACRS https://www.nyc.gov/building/finance/property/tax/crs	
	>35% Rent Regulated	May comply by submitting a report by May 1, 2025 that follows one of two pathways: • The Performance-Based Pathway report, certified by an EOP and showing that the building's calculated emissions for 2024 were under the emissions limit for calendar year 2020. • The Prescriptive Pathway report, certified by a qualified rebo-commissioning ("RC") agent and demonstrating the completion (or non-applicability) of the 13 Prescriptive Energy Conservation Measures.	Covered buildings that: • are a rent regulated accommodation - more than 35% of dwelling units are subject to rent regulation, in accordance with: - the emergency tenant protection act of 1974, - the rent stabilization law of 1969, - or the local emergency housing rent control act of 1962; • participate in a project-based federal housing program, such as: - Section 8 Project-Based Rental Assistance ("PBRA") or - Section 202 financing (supportive housing for the elderly); or - Section 811 financing (supportive housing for persons with disabilities); or • Continuum of Care ("COC") leases serving formerly homeless individuals and families; • are Housing Development Funding Corporation (HDFC) co-ops - which are organized pursuant to the business corporation law and article 11 of the New York state private housing finance law, or • whose main use or dominant occupancy is classified as occupancy group A-3 religious house of worship.	>35% Rent regulated If the units in the building are rent stabilized only: DHCR Certified Annual Registration Summary from the current or previous calendar year, showing number of units under rent regulation. Owners can request records here: orecords@dhcr.ny.gov If the units in the building are rent controlled: a signed letter from a lawyer, confirming that the dwelling units in the building over 35% are rent regulated (rent controlled or rent stabilized).	Article 321 Filing Guide
	Project based federal housing program			Project-based federal housing program Contract showing proof of the building's active participation in a project-based assistance program.	
HDFCs Housing Article 321 Investments				321 HDFCs Certificate of incorporation certified by the state. Owners can get copies here: https://dox.ny.gov/cops-corporation-or-business-entity-documents	
Houses of Worship				Houses of Worship A completed House of Worship Verification Form and House of Worship Verification Sheet. These can be downloaded at: https://www.nyc.gov/assets/buildings/pdf/howverif.html , form.pdf and at https://www.nyc.gov/assets/buildings/excel/how_ver_xlsx	
CP4 City Portfolio Reductions 126- 201.1	DCAS NYCHA	Portfolio-wide reduction managed by DCAS and NYCHA	A building that is owned by the city or for which the city regularly pays all of the annual energy bills, or a cultural institution that is in the Cultural Institutions Group as determined by the department of cultural affairs for which the city regularly pays all or part of the annual energy bills. Exception: The term "city building" shall not include any senior college in the city university of New York system.	City Buildings Documentation that indicates an active lease: Lease document that indicates lessor, lessee, lease duration and any lease extension that will be in place. Entity should also indicate if the entire property or part of the property is being leased. AND Documentation indicating utility payments or agreements: Document that indicates entity paying ALL utility bills. Verification by NYCHA	

DOB is working with our government agency partners to resolve all disputes as rapidly as possible.

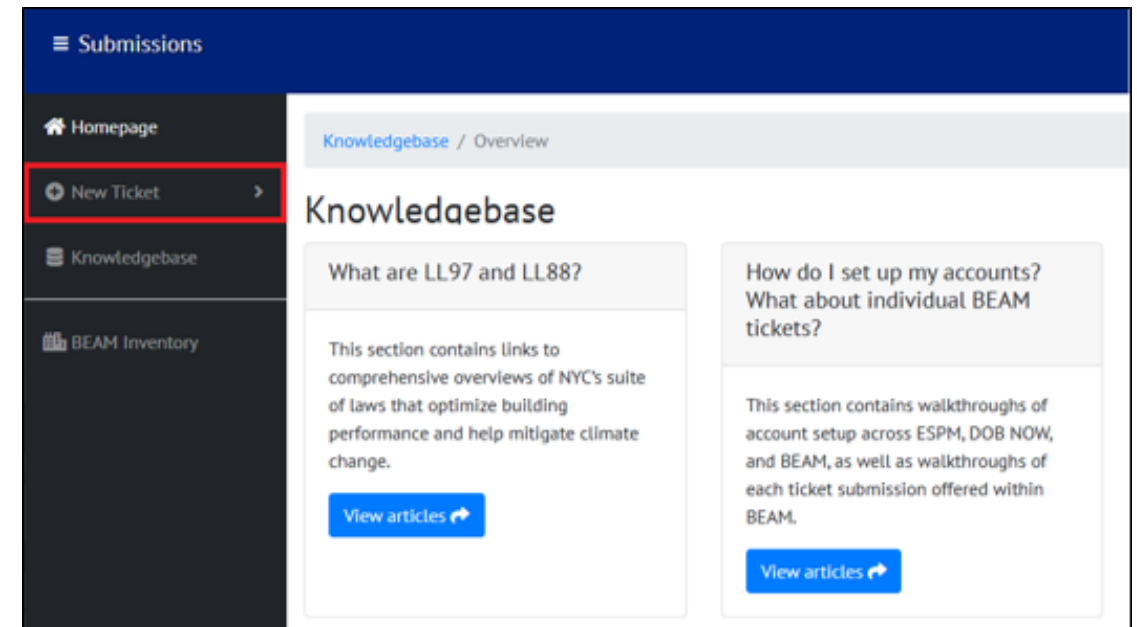
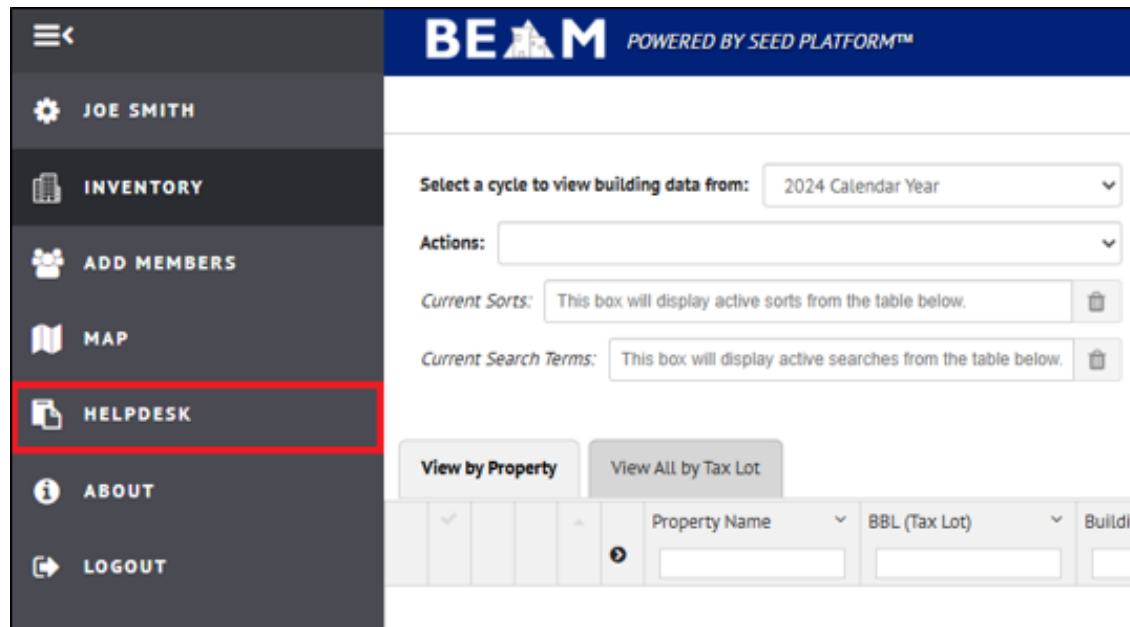
However, if a CBL dispute hasn't been resolved by the reporting deadline, building owners should submit a report reflecting their view of the building's compliance pathway, along with any supporting documentation about its status.

Where a dispute is not resolved by the reporting deadline, a building owner should not wait past the deadline to submit a report.

If a building submits for a compliance path that DOB finds to be inaccurate, DOB will work with the building owner to help them achieve compliance with the correct pathway.

LL97 Covered Building List Disputes

- On the BEAM Platform at nyc.beam-portal.org, from the left sidebar, navigate to **Helpdesk**. Then again from the left sidebar, click **New Ticket**.
- You do **not** need a BEAM account or a DOB NOW payment confirmation to submit a disputes ticket



- Select **01. LL97 Covered Building List (CBL) Disputes**.

Submit a 01. LL97 Covered Building List (CBL) Disputes

The "LL97 Covered Building List (CBL) Disputes" ticket may be used to dispute the inclusion or exclusion of a building on the [LL97 CBL](#).

NOTE: A DOB NOW Payment Confirmation Number is not needed to access this ticket.

A complete "LL97 Covered Building List (CBL) Disputes" ticket must include all of the following:

1. Building address (as it appears on BIS), Borough-Block-Lot (BBL) and Building Identification Number (BIN).
2. Answers to a series of questions to identify the type of CBL dispute or applicable exception.
3. Upload of all applicable supporting documentation.

LL97 Covered Building List Disputes

Enter **Building Address** (as seen on BIS), **BBL, BIN** (as seen on BIS), and **Other BINS**.

Note: A dispute can only cover multiple BINs where the documentation covers multiple BINs. Where documentation is specific to the building, the dispute must be specific to the BIN.

Enter Building Address*

[Enter address as it appears on NYC DOB BIS.](#)

Enter Borough-Block-Lot (BBL)*

[Enter BBL as it appears on LL97 CBL.](#)

BBLs must be 10 numerical digits, including any leading zeros for the block and lot (i.e. 1012234067). There should be no dashes, spaces, or other characters within the digits.

Enter Building Identification Number (BIN)*

[Enter BIN as it appears on LL97 CBL.](#)

BINs must be 7 numerical digits (i.e. 1234567) There should be no dashes, spaces, or other characters within the digits.

Are any other BINs covered by this dispute?

Please separate all BINs only by semi-colons, e.g. "XXXXXXX;YYYYYYY".

LL97 Covered Building List Disputes

- Select your dispute from the dropdown menu.
- You can find information on which buildings are subject to LL97 [on the DOB website](#), and information on the different compliant pathways for covered buildings [on the LL97 CBL Matrix](#).

What is your dispute?*

1. My building is listed on the CBL and it shouldn't be
2. I need to update my building's compliance pathway
3. My building is not listed on the CBL and it should be

1. My Building is listed on the CBL and it shouldn't be

- If you select "1. My Building is listed on the CBL and it shouldn't be" an option will appear
- Select why your building should be removed from the CBL

What is your dispute?*

1. My building is listed on the CBL and it shouldn't be ▼

You can find information on which buildings are subject to LL97 [on the DOB website](#), and information on the different compliant pathways for covered buildings [on the LL97 CBL Matrix](#).

Please select why your building should be removed from the CBL

1. My building should not be covered by LL97 due to its size ▼

1. My building should not be covered by LL97 due to its size

2. My building is a utility

3. My building is a garden style apartment

4. My building is a city building

5. My building is a NYCHA building

6. My building has been demolished

7. My building is a new building and has no CoO

8. Change of ownership

9. Other

1. My Building is listed on the CBL and it shouldn't be

If your building should not be covered by Local Law 97 due to its size, or the number of buildings on the lot please submit the following supporting documentation and provide an explanation of your dispute:

- Correspondence with the Department of Finance relating to this dispute.
 - If you do not have this, please contact the NYC Department of Finance at sustainablebuildings@finance.nyc.gov. Please include the following in the email:
 - borough, block, and lot number of such building(s);
 - contact information: name, email address and/or telephone number;
 - explanation of your dispute and RDP certification if applicable.

If your building is a utility, please submit the following supporting documentation and provide an explanation of your dispute:

- An email from the utility that confirms the BBL, BIN and address of the building used for the generation of electric power or steam.

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

1. My Building is listed on the CBL and it shouldn't be

If your building is a garden-style apartment, please submit the following supporting documentation signed and stamped by a registered design professional (RDP):

- Documentation demonstrating the covered building is three stories or less.
- NYC Department of Finance (DOF) tax records classifying the covered building as residential Property Type.
- Proof of the occupancy group on the Certificate of Occupancy (CO).
- Provide a statement that no central HVAC or hot-water systems in the covered building serve more than 25,000 (2322.5 m²) gross square feet.
- Provide a date stamped picture of the building, within the past year, with a geo-tag.
- A single letter may cover multiple lots, blocks, or BBLs, as long as they are contiguous and under the same ownership in DOF records.

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

1. My Building is listed on the CBL and it shouldn't be

If your building is a city building, please submit the following documentation and provide an explanation of your dispute:

- Proof of regulatory agreement with the city.

If your building is a NYCHA building, please submit the following documentation and provide an explanation of your dispute:

- An email from NYCHA that confirms the BBL, BIN and address of the building.

If your building has been demolished, please submit the following documentation and provide an explanation of your dispute:

- BBL, BIN and address for such building, and the demolition permit

If your building is a new building, please submit the following documentation and provide an explanation of your dispute:

- BBL, BIN and address for such building, and the work permit, where the building does not have a Certificate of Occupancy.

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

1. My Building is listed on the CBL and it shouldn't be

If the ownership of the building has changed, please submit the following and provide an explanation of your dispute:

- BBL, BIN and address for such building
- Copy of the deed
- Notarized affidavit stating that there is no relationship between the previous owner and the subsequent bona fide purchaser. If the subsequent bona fide purchase is an entity, the affidavit must be on the entity's letterhead and signed by the owner or an officer of the entity. The affidavit must include:
- The name of the subsequent bona fide purchaser
- A statement that the subsequent bona fide purchaser did not receive the property as a gift
- A statement that the subsequent bona fide purchaser had no interest or relationship with the prior owner at the time of purchase; and
- A statement that the subsequent bona fide purchaser is not acting in any way for the benefit of the prior owner

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

2. I need to update my building's compliance pathway

- If you select "2. I need to update my building's compliance pathway" an option will appear
- Select "the compliance pathway that should be listed for your building" with the correct compliance pathway.

What is your dispute?*

2. I need to update my building's compliance pathway

You can find information on which buildings are subject to LL97 [on the DOB website](#), and information on the different compliant pathways for covered buildings [on the LL97 CBL Matrix](#).

Please select the compliance pathway that should be listed for your building.

Compliance Pathway 1 - Article 320 beginning 2026 (28-320.3.10.1)


Compliance Pathway 2 - Article 320 beginning 2035 (28-320.3.9)

Compliance Pathway 3 - Article 321 One-Time Compliance

2. I need to update my building's compliance pathway

- If you select "**Compliance Pathway 1 – Article 320 beginning 2026 (28-320.3.10.1)**" confirm that you understand the documentation requirements for Compliance Pathway 1.

Please select the compliance pathway that should be listed for your building.

Compliance Pathway 1 - Article 320 beginning 2026 (28-320.3.10.1) 

Please confirm that you understand the documentation requirements for Compliance Pathway 1 - Article 320 beginning 2026 (28-320.3.10.1)

At least one dwelling unit but no more than 35% of dwelling units are rent regulated.

2. I need to update my building's compliance pathway

- If you select "**Compliance Pathway 1 – Article 320 beginning 2026 (28-320.3.10.1)**" you must input the following in the boxes below.

In the boxes below, please input:

- DHCR Building Registration Number (BRN)
- Year of most recent DHCR registration for this building
- The number of rent stabilized units in this building
- The number of dwelling units in this building (based on [HPD](#) or [DOF](#))

DHCR Building Registration Number (BRN)

Year of most recent DHCR registration for this building

Number of rent stabilized units in the building

Number of dwelling units in the building

2. I need to update my building's compliance pathway

- If you select "**Compliance Pathway 1 – Article 320 beginning 2026 (28-320.3.10.1)**" you must upload the following supporting documentation and provide an explanation of your dispute:
 - DHCR Certified Annual Registration Summary from the current or previous calendar year, showing number of units under rent regulation. Owners can request records here: orarecords@hcr.ny.gov.
 - If the number of rent controlled units determines the building's compliance pathway, please supply a signed letter from a lawyer, confirming that of the dwelling units in the building, 1 or more units but less than 35% of the dwelling units are rent regulated (rent controlled or rent stabilized).

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*


2. I need to update my building's compliance pathway

- If you select "**Compliance Pathway 2 – Article 320 beginning 2035 (28-320.3.9)**" confirm that you understand the documentation requirements for Compliance Pathway 2.

Please select the compliance pathway that should be listed for your building.

Compliance Pathway 2 - Article 320 beginning 2035 (28-320.3.9) ▼

Please confirm that you understand the documentation requirements for Compliance Pathway 2 - Article 320 beginning 2035 (28-320.3.9)



It is in the Mitchell Lama program:

- Please submit a Certificate of Incorporation certified by the state.
- Owners can get copies here: <https://dos.ny.gov/copies-incorporation-or-business-entity-documents>

It is Income Restricted via a DOF Tax Exemption:

- If the building contains at least one income-restricted unit through a DOF tax exemption such as:
 - 420-c (Exemption Code 1301)
 - Public Housing Finance Law ("PHFL") Article II (Exemption Code 5109)
 - PHFL Article IV (Exemption Code 5107)
 - PHFL Article V (Exemption Code 5108)
 - PHFL Article XI (Exemption Codes 5106, 5130)
 - PHFL Division of Alternative Management Programs (Exemption Code 5129)
- If providing a regulatory agreement or restrictive declaration pursuant to a tax exemption and only a tax exemption, provide a DOF property tax bill with proof of the exemption.
- You can obtain property tax bills from DOF's Property Tax Public Access Web Portal: <https://a836-pts-access.nyc.gov/care/forms/htmlframe.aspx?mode=content/home.htm>

It contains at least one unit that is income-restricted through a regulatory agreement with HPD:

- Please submit a copy of an active Regulatory Agreement or Restrictive Declaration, executed in connection with one of the programs at left, showing at least one unit with income restriction on it.
- You can obtain regulatory agreements and restrictive declarations here: ACRIS <https://www.nyc.gov/site/finance/property/acris.page>

2. I need to update my building's compliance pathway

- Select why your building is subject to **Compliance Pathway 2 – Article 320 beginning 2035 (28-320.3.9)**

Please select why your building is subject to Compliance Pathway 2 - Article 320 beginning 2035 (28-320.3.9)

1. Mitchell Lama
2. Income Restricted (Tax Exemptions)
3. Income Restricted (HPD)

Date of contract expiration

2. I need to update my building's compliance pathway

- If you select **Compliance Pathway 2 – Article 320 beginning 2035 (28-320.3.9)** and
- If you select **1. Mitchell Lama** submit the following supporting documentation and provide an explanation of your dispute.
 - Certificate of Incorporation certified by the state.
 - Owners can get copies here: <https://dos.ny.gov/copies-corporation-or-business-entity-documents>

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

2. I need to update my building's compliance pathway

- If you select **Compliance Pathway 2 – Article 320 beginning 2035 (28-320.3.9)** and
- If you select **2. Income Restricted (Tax Exemptions)** submit the following supporting documentation and provide an explanation of your dispute.
 - If the building contains at least one income-restricted unit through a DOF tax exemption such as:
 - 420-c (Exemption Code 1301)
 - Public Housing Finance Law (“PHFL”) Article II (Exemption Code 5109)
 - PHFL Article IV (Exemption Code 5107)
 - PHFL Article V (Exemption Code 5108)
 - PHFL Article XI (Exemption Codes 5106, 5130)
 - PHFL Division of Alternative Management Programs (Exemption Code 5129)
 - If providing a regulatory agreement or restrictive declaration pursuant to a tax exemption and only a tax exemption, provide a DOF property tax bill with proof of the exemption.
 - You can obtain property tax bills from DOF’s Property Tax Public Access Web Portal: <https://a836-pts-access.nyc.gov/care/forms/htmlframe.aspx?mode=content/home.htm>

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

2. I need to update my building's compliance pathway

- If you select **Compliance Pathway 2 – Article 320 beginning 2035 (28-320.3.9)** and
- If you select **3. Income Restricted (HPD)** submit the following supporting documentation and provide an explanation of your dispute.
 - An active Regulatory Agreement or Restrictive Declaration, executed in connection with one of the programs at left, showing at least one unit with income restriction on it.
 - You can obtain regulatory agreements and restrictive declarations here:
ACRIS <https://www.nyc.gov/site/finance/property/acris.page>

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

2. I need to update my building's compliance pathway

- If you select "**Compliance Pathway 3 – Article 321 One-Time Compliance**" confirm that you understand the documentation requirements for Compliance Pathway 3.

Please select the compliance pathway that should be listed for your building.

Compliance Pathway 3 - Article 321 One-Time Compliance

Please confirm that you understand the documentation requirements for Compliance Pathway 3 - Article 321 One-Time Compliance

If your building is more than 35% rent regulated:

- DHCR Certified Annual Registration Summary from the current or previous calendar year, showing number of units under rent regulation. Owners can request records here: orarecords@hcr.ny.gov
- If the number of rent controlled units determines the building's compliance pathway, please supply a signed letter from a lawyer, confirming that of the dwelling units in the building over 35% are rent regulated (rent controlled or rent stabilized).

In the boxes below, please input:

- DHCR Building Registration Number (BRN)
- Year of most recent DHCR registration for this building
- The number of rent stabilized units in this building
- The number of dwelling units in this building (based on [HPD](#) or [DOF](#))

If your building participates in a project-based federal housing program, such as:

- Section 8 Project-Based Rental Assistance ("PBRA"); or
- Section 202 financing (supportive housing for the elderly); or
- Section 811 financing (supportive housing for persons with disabilities); or
- Continuum of Care ("CoC") leases serving formerly homeless individuals and families.

Please submit a contract showing proof of the building's active participation in a project-based assistance program.

If it is a real property owned by a housing development fund company organized pursuant to the business corporation law and article eleven of the private housing finance law:

- Please submit a Certificate of Incorporation certified by the state. Owners can get copies here: <https://dos.ny.gov/copies-corporation-or-business-entity-documents>.

If it is a building whose main use or dominant occupancy is classified as occupancy group A-3 religious house of worship:

- Please submit the ['House of Worship Verification Form'](#); and ['House of Worship Use Verification Sheet'](#).

2. I need to update my building's compliance pathway

- Select why your building is subject to **"Compliance Pathway 3 – Article 321 One-Time Compliance"**

Please select the compliance pathway that should be listed for your building.

Compliance Pathway 3 - Article 321 One-Time Compliance

Please select why your building is subject to Compliance Pathway 3 - Article 321 One-Time Compliance

>35% Rent Regulated

Project-based federal housing program

HDFC under Article 321

House of Worship

2. I need to update my building's compliance pathway

- If you select **Compliance Pathway 3 – Article 321 One-Time Compliance** and
- If you select **>35% Rent Regulated**, and your building includes rent stabilized units, input the following values:

DHCR Building Registration Number (BRN)
<input type="text"/>
Year of most recent DHCR registration for this building
<input type="text"/>
Number of dwelling units in the building
<input type="text"/>
Number of rent stabilized units in the building
<input type="text"/>

2. I need to update my building's compliance pathway

- If you select **Compliance Pathway 3 – Article 321 One-Time Compliance** and
- If you select **>35% Rent Regulated** upload the following supporting documentation and an explanation of your dispute.
 - DHCR Certified Annual Registration Summary from the current or previous calendar year, showing number of units under rent regulation.
 - Owners can request records here: orarecords@hcr.ny.gov
 - If the number of rent controlled units determines the building's compliance pathway, please supply a signed letter from a lawyer, confirming that of the dwelling units in the building over 35% are rent regulated (rent controlled or rent stabilized).

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

2. I need to update my building's compliance pathway

- If you select **Compliance Pathway 3 – Article 321 One-Time Compliance** and
- If you select **Project-based federal housing program** input the following values:

Page number of contract/program type	<input type="text"/>
Date of contract expiration	<input type="text"/>
Page number of date of contract commencement and expiry	<input type="text"/>
Page number of reference to specific building in contract	<input type="text"/>

2. I need to update my building's compliance pathway

- If you select **Compliance Pathway 3 – Article 321 One-Time Compliance** and
- If you select **Project-based federal housing program** upload the following supporting documentation and provide an explanation of your dispute.
 - Contract showing proof of the building's active participation in a project-based assistance program.

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

2. I need to update my building's compliance pathway

- If you select **Compliance Pathway 3 – Article 321 One-Time Compliance** and
- If you select **HDFC under Article 321** upload the following supporting documentation and provide an explanation of your dispute.
 - Certificate of Incorporation certified by the state. Owners can get copies here: <https://dos.ny.gov/copies-corporation-or-business-entity-documents>.

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

2. I need to update my building's compliance pathway

- If you select **Compliance Pathway 3 – Article 321 One-Time Compliance** and
- If you select **House of Worship** please upload the following supporting documentation and provide an explanation of your dispute.
 - Please submit the [‘House of Worship Verification Form’](#), and [‘House of Worship Use Verification Sheet’](#).

Please submit documentation supporting your dispute

No file chosen

Please provide an explanation of your dispute.*

3. My building is not listed on the CBL and it should be

- If you select "**3. My Building is not listed on the CBL and it should be**" you must upload the following supporting documentation and an explanation of your dispute.
- Correspondence with the Department of Finance relating to the building's square footage.
 - If you do not have this, please contact the NYC Department of Finance at sustainablebuildings@finance.nyc.gov.
Please include the following in the email:
 - borough, block, and lot number of the building;
 - contact information: name, email address and/or telephone number;
 - explanation of your dispute and RDP certification if applicable.

What is your dispute?*

3. My building is not listed on the CBL and it should be

You can find information on which buildings are subject to LL97 [on the DOB website](#), and information on the different compliant pathways for covered buildings [on the LL97 CBL Matrix](#).

Please submit documentation supporting your dispute

Choose File No file chosen

LL97 Covered Building List Disputes

- Click **Submit Ticket** to submit your **LL97 Covered Building List Dispute ticket**.

Submit Ticket