



LETTER OF NO OBJECTION/ LETTER OF VERIFICATION APPLICATION

MANHATTAN (1)
280 BROADWAY, 3RD FL.
NEW YORK, NY 10007
(212)-393-2615

BRONX (2)
1775 GRAND CONCOURSE, 5TH FL.
BRONX, NY 10453
(718)-960-4700

BROOKLYN (3)
345 ADAMS STREET, 3RD FL
BROOKLYN, NY 11201
(718)-802-3677

QUEENS (4)
120-55 QUEENS BLVD.
QUEENS, NY 11424
(718)-286-7670

STATEN ISLAND (5)
BORO HALL- ST. GEORGE, 2ND FL
STATEN ISLAND, NY 10301
(718)-420-5414

Check one: LETTER OF NO OBJECTION (LNO) LETTER OF VERIFICATION (LOV)

NOTE: All LNO or LOV requests will take approximately three (3) weeks.

Applicant's Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Email Address: _____ Phone Number: _____

Letter Requested for the Following Premises:

Property Address: _____

Block: _____ Lot: _____ Bin: _____

Owner's Name: _____ Phone Number: _____

Address: _____

Fill-in the following:

State current use of the property: _____

(EXAMPLE: 1- or 2- family dwelling, store, laundromat, car or taxi services, restaurant/bar)

Proposed use/occupancy of the property: _____

Agency Requesting Letter: _____

(EXAMPLE: Bank, Court, Department of Consumer Affairs, Liquor Authority, etc.)

Declaration:

I understand that this letter is not a substitute for a Certificate of Occupancy. I hereby declare that the information provided is true and complete.

Signature: _____

Date: _____

FOR DEPARTMENT USE ONLY

COMMENTS: _____

Fee: _____ Examiner: _____ Date: _____

Prior to January 1, 1938, the Department of Buildings (DOB) did not typically require a Certificate of Occupancy (CO). A Letter of No Objection (LNO) may be issued if no CO is available, or if the building (or part of the building) has a different use than that listed on the CO or noted in the available records. A LNO may be issued if the proposed/actual use belongs to the same Use Group (UG) as defined by the Zoning Resolution and the same Occupancy Group (OG) as defined by the 2008 Building Code (BC 2008) and the occupancy load and egress is substantially unchanged. A LNO cannot be issued for a change of UG and/or OG per (AC 28-118.3.4) which requires the filing of an Alteration Type 1 (ALT-1) application and a new CO. (Note: A limited exception exists per Building Bulletin 2009-025). If a CO is available and requires verification a Letter of Verification (LOV) may be issued.

Some LNO/LOV requests may be denied until the sign-off of related applications are provided. No LNO/LOV may be issued if:

- an open ALT1 application (which generates a new CO) is on record; *or*
- there are any open applications related to issues of **life & safety**, Hazardous or Work Without a Permit Violations.

When filing an LNO/ LOV request please provide the following information (depending on the status of your building):

1. BUILDINGS WITH A CERTIFICATE OF OCCUPANCY

- A copy of the latest Certificate of Occupancy Copy of Property Profile and a list of Job filings

2. BUILDINGS WITHOUT A CERTIFICATE OF OCCUPANCY

(including: all residential buildings and all other buildings with commercial, community facility, manufacturing or mixed-use)

- Copy of Property Profile and a list of Job Filings
- Block and Lot Folder Plans/Microfilm (Records Clerk to check and initial if *Available* or *Not Available*)
 Available **or** Not Available

In addition to the above, for 3-family and more dwellings (multiple dwellings) residential or mixed-use buildings please provide:

- **Department of Housing Preservation & Development (HPD)** printout for the number of units, the MDR number and any available **I-cards** (check HPD's website and/or HPD's offices)

3. BUILDINGS WITH CHILD-RELATED SPECIAL OCCUPANCY

(including but not limited to group family day care home, family day care home, day care center, school, after school program, day/summer camp)

- a copy of the latest Certificate of Occupancy if available
- a copy of the Property Profile and Job Filings
- Block and Lot Folder Plans/Microfilm (Records Clerk to check and initial if *Available* or *Not Available*)
 Available **or** Not Available
- Hours and/or dates of operation, number of children per each age group (under and over 2 years old)
- Layout drawing with floor location, exits, accessory spaces, etc.

FEES: \$25.00 for 1-, 2-, 3-family residential buildings; **\$130.00** for 4-family or more residential buildings and all other buildings (nyc.gov/buildings)

In the case that there are no DOB or other acceptable records or if the available information is insufficient to prove the legality of the existing use, the applicant might be required to provide additional documentation, i.e., Department of Finance (DOF) records, Sanborn land-book pages from prior years, City archive records, etc. In the case that the existing use is a non-conforming use the applicant might be required to provide additional documentation to prove that it was not discontinued for more than 2 years, i.e., leases, utility bills, etc. In some cases, a DOB field inspection may be needed to confirm present conditions for all child-related special occupancy LNO/LOV requests. Such inspections should be scheduled as soon as possible after payment of the processing fee.