

**CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

Notice of Adoption of Amendments to Rules for Providing Stove Knob Covers

Notice is hereby given that pursuant to the authority vested in the Commissioner of the Department of Housing Preservation and Development ("HPD") by sections 1043 and 1802 of the New York City Charter ("City Charter") and sections 27-2046.4 and 27-2090 of the New York City Administrative Code, HPD is adopting amendments to Chapter 55 of Title 28 of the Rules of the City of New York, concerning providing stove knob covers for gas stoves in multiple dwellings. A public hearing was held on May 5, 2022.

Statement of Basis and Purpose

Administrative Code section 27-2056.4 provides that owners of multiple dwellings must annually inform tenants that they may request stove knob covers for gas stoves. Recent amendments to section 27-2056.4 by Local Law 44 of 2022, added that tenants may request either stove knob covers, or permanent stove safety knobs with integrated locking mechanisms.

Tenants must affirmatively request either device in writing to the owner after receiving the required annual notice. The owner does not have to provide either the stove knob covers or the permanent stove safety knobs if there is no such available device for the stove, if the owner has already fulfilled two requests for replacement of such devices within the previous year, or if the owner has not received a request for installation of such devices.

Owners must keep a record of providing the annual notice, written tenant responses, units for which devices were provided, and a list of requests for such devices. Owners must also document where requests were made for stove knob covers or permanent stove safety knobs with integrated locking mechanisms but not provided because there was no such available device for the stove.

New material is underlined.
[Deleted material is in brackets.]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section one. Section 55-01 of chapter 55 of title 28 of the rules of the city of New York is amended to read as follows:

§55-01 Records.

An owner must keep a record of the following documents for five years, and produce such documents upon request of the Department:

[(1) a documented notification of refusal of stove knob covers tenants;]

[(2)] (1) documentation of annual notification to tenants [attempts] by the owner to make stove knob covers or permanent stove safety knobs with integrated locking mechanisms available for apartments [where the owner knows or reasonably should know that a child under age six resides, for which the tenant did not return the annual notice to the owner];

[(3)] (2) a list of units for which stove knob covers or permanent stove safety knobs with integrated locking mechanisms were made available;

[(4)] (3) a list of [tenants who requested] written requests received from units for stove knob covers or permanent stove safety knobs with integrated locking mechanisms and attempts to make them available;[.]

[(5)] (4) a list of units where, after written request by the tenant, stove knob covers or permanent stove safety knobs with integrated locking mechanisms could not be made available for the particular stove in the unit, with documented proof that compatible knob covers or permanent stove safety knobs with integrated locking mechanisms for such stove are unavailable or that the stove was not a gas-powered stove.

§55-02 **Annual Notice.**

On or prior to [January 5, 2019, and every year, thereafter] January 16th annually, an owner of a unit in a multiple dwelling, other than a dwelling unit in a multiple dwelling owned as a condominium or cooperative and used as the primary residence of such owner, must provide an annual notice to each tenant of a unit with a gas-powered stove regarding the owner's obligation to provide stove knob covers or permanent stove safety knobs with integrated locking mechanisms pursuant to New York City Administrative Code section 27-2046.4(a). [Such notice may be combined with other annual notices required to be provided to tenants.] Such notice must provide the following information:

ENGLISH VERSION:

ANNUAL NOTICE REGARDING INSTALLATION OF STOVE KNOB COVERS OR PERMANENT STOVE SAFETY KNOBS WITH INTEGRATED LOCKING MECHANISMS

The owner of this building is required, by Administrative Code §27-2046.4(a), to provide stove knob covers or permanent stove safety knobs with integrated locking mechanisms for each knob located on the front of each gas-powered stove to tenants in each dwelling unit in which a child under six years of age resides when requested to do so in writing by the tenant, unless there is no available stove knob cover or permanent stove safety knobs with integrated locking mechanisms that is compatible with the knobs on the stove. Tenants may [refuse] request stove knob covers or permanent stove safety knobs with integrated locking mechanisms by marking the appropriate box on this form. Tenants may also request stove knob covers or permanent stove safety knobs with integrated locking mechanisms even if they do not have a child under age six residing with them, by marking the appropriate box on this form. The owner must make the stove knob covers available within 30 days of [this notice] the written request by the tenant. Please also note that an owner is only required to provide replacement stove knob covers or permanent stove safety knobs with integrated locking mechanisms twice within any one-year period. You may request [or refuse] stove knob covers or permanent stove safety knobs with integrated locking mechanisms by checking the appropriate box on the form below, and by

returning it to the owner at the address provided. [If you do not refuse stove knob covers in writing, the owner will attempt to make them available to you.]

Please complete this form by checking the appropriate box, filling out the information requested, and signing. Please return the form to the owner at the address provided by (INSERT DATE):

Yes, I want stove knob covers or replacement stove knob covers for my stove [, and I have a child under age six residing in my apartment].

Yes, I want [stove knob covers or replacement stove knob covers] permanent stove safety knobs with integrated locking mechanisms for my stove[, even though I do not have a child under age six residing in my apartment].

There is a child under age six residing in my apartment:

YES [No, I DO NOT want stove knob covers for my stove, even though I have a child under age six residing in my apartment.]

NO [No, I DO NOT want stove knob covers for my stove. There is no child under age six residing in my apartment.]

_____ (Tenant Signature) _____ (DATE)

Print Name, Address, and Apartment Number:

Return this form to: (Owner address): _____

VERSIÓN EN ESPAÑOL:

AVISO ANUAL SOBRE LA INSTALACIÓN DE CUBIERTAS DE PERILLAS DE ESTUFA O PERILLAS DE SEGURIDAD DE ESTUFA PERMANENTES CON MECANISMOS DE BLOQUEO INTEGRADOS

Según el Código Administrativo, § 27-2046.4(a), el propietario de este edificio debe dar cubiertas o perillas de seguridad de estufa permanentes con mecanismos de bloqueo integrados para cada perilla del frente de cada estufa a gas en cada unidad de vivienda donde vivan niños menores de seis años, cuando así lo solicite por escrito el inquilino, a menos que no haya en el mercado cubiertas compatibles con las perillas o perillas de seguridad de estufa permanentes con mecanismos de bloqueo integrados de alguna estufa. Los inquilinos pueden [rechazar] pedir que se instalen cubiertas para las perillas de la estufa o perillas de seguridad de estufa permanentes con mecanismos de bloqueo integrados marcando la casilla correspondiente en este formulario. Además, los inquilinos pueden rechazar o pedir que se instalen cubiertas para las perillas de la estufa o perillas de seguridad de estufa permanentes con mecanismos de bloqueo integrados, incluso si no viven con ningún niño menor de seis

años, marcando la casilla correspondiente en este formulario. El propietario debe dejar disponibles las perillas de las estufas dentro de un período de 30 días después de recibir [este aviso] la solicitud por escrito del inquilino. Tenga en cuenta que el propietario solo debe reemplazar las cubiertas de perillas de estufa o perillas de seguridad de estufa permanentes con mecanismos de bloqueo integrados dos veces en el período de un año. Usted puede pedir [o rechazar] que se instalen cubiertas para las perillas de la estufa o perillas de seguridad de estufa permanentes con mecanismos de bloqueo integrados marcando la casilla correspondiente en el formulario de abajo, y devolviéndolo al propietario a la dirección dada. [Si no rechaza la instalación de las cubiertas por escrito, el propietario intentará ponerlas disponibles para usted.]

Complete este formulario marcando la casilla correspondiente, completando la información solicitada y firmándolo. Devuelva el formulario al propietario a la dirección dada antes del (INSERTE LA FECHA):

Sí, quiero cubiertas para las perillas de la estufa o cubiertas de reemplazo para mi estufa [, y en mi apartamento vive un niño menor de seis años].

Sí, quiero [cubiertas para las perillas de la estufa o cubiertas de reemplazo] perillas de seguridad de estufa permanentes con mecanismos de bloqueo integrados para mi estufa, [aunque en mi apartamento no vive ningún niño menor de seis años].

En mi apartamento vive un niño menor de seis años.

SÍ [No, NO QUIERO las cubiertas para las perillas de la estufa, aunque en mi apartamento vive un niño menor de seis años.]

NO [No, NO QUIERO cubiertas para las perillas de mi estufa. En mi apartamento no viven niños menores de seis años.]

_____ (Firma del Inquilino) _____ (FECHA)

Letra de molde, dirección y número de apartamento:

Deveulva este formulario a: (Dirección del propietario): _____
