

**Report to the City Council:**  
**The Department of Housing Preservation and Development's Implementation of**  
**Control of Pests and Other Asthma Allergen Triggers**  
**(July 2024 through June 2025)**

The New York City Indoor Allergen Hazards Law, Local Law 55 of 2018 (Section 27-2017 et seq.), prescribes the responsibilities of owners of multiple dwellings to proactively keep apartments free of indoor allergen hazards and defines the role of enforcement for the Department of Housing Preservation and Development. Under this law, indoor allergen hazards are defined as indoor mold hazards, and indoor infestations of roaches, mice, and rats. This report is submitted to the City Council pursuant to the requirements of Section 27-2017.11.

The New York City Department of Housing Preservation and Development (HPD) enforces Local Law 55 as follows:

- responds to complaints of indoor allergens including mold, mice, rats, and roaches
- asks tenants on all inspections about the presence of mold, mice, rats, and roaches
- provides the Department of Health and Mental Hygiene (DOHMH) fact sheet ***What Tenants and Landlords Should Know About Indoor Allergens and Local Law 55*** at the time of inspection
- issues violations where indoor allergen hazards are found
- notifies both owners and tenants about the issuance of mold, mice, roaches, or rat violations
- attempts to reinspect all class B mold violations and class C mold violations regardless of whether the violation has been certified as corrected by the owner
- requires appropriate documentation for the correction of mold violations
- upgrades class A mold violations to class B mold violations and class B mold violations to class C violations based on criteria in the law
- attempts to conduct emergency repairs in response to class C immediately hazardous violations when property owners fail to do so

It is important to recognize that significant contributors to both mold and pest issues are water penetration and leak issues in buildings, including poor roofing, pointing, and indoor plumbing defects. These systems can be costly to replace and, in the case of interior plumbing issues, require significant tenant cooperation and coordination. HPD offers loan and property tax reduction programs which help owners finance renovations, including the Multifamily Housing Rehabilitation Loan Program, Community Partnerships for Affordable Renovation, and the J-51 program (which will require state reauthorization in 2026). More information about these programs is available on HPD's website on the 'Home Repair and Preservation Financing' and 'Tax Credits and Incentives' pages under the 'Services and Information' tab.

This report provides information related to HPD’s activities regarding allergen hazards in five important areas:

- **Section 1** presents data on HPD’s enforcement activities for FY25. Complaints and violations for mold, roaches and mice show a general decrease; violations for rats have increased due to improved training and joint activity in collaboration with the Rat Task Force and the Department of Health and Mental Hygiene (DOHMH). HPD spent slightly more on emergency repairs related to mold conditions.
- **Section 2** presents information on allergen hazards related to HPD owned properties.
- **Section 3** presents information related to HPD’s activities as a result of referrals from and in collaboration with several other city agencies.
- **Section 4** presents information related to HPD’s Underlying Conditions Program, which is an enhanced enforcement program targeted to buildings with mold and leaks.
- **Section 5** presents information on HPD activities related to training and outreach for property owners related to Allergen Hazards.
- **Section 6** identifies future initiatives related to Allergen Hazards.

## Section 1: Enforcement

### Complaints

Indoor allergen complaints, like other housing quality condition complaints, are primarily reported through 311. HPD attempts to notify the property owner/managing agent of the complaint by phone and by email, based on information provided by the owner on their annual Property Registration. HPD also attempts to call the tenant to determine whether the condition was corrected. If the tenant is not reached or does not confirm correction, an inspection will be attempted.

**TABLE 1: COMPLAINTS RECEIVED**

Indoor Allergen Hazard Complaints	FY21	FY22	FY23	FY24	FY25
Complaints Received <sup>1</sup>	61,230	78,893	82,925	100,381	96,345
Mold	23,933	32,141	31,135	41,835	38,278
Roaches	17,325	20,882	23,356	27,908	28,240
Mice	19,972	25,870	28,434	30,638	29,827

### Inspections

At the time of an indoor allergen hazard complaint inspection, HPD Inspectors distribute a copy of the DOHMH information pamphlet on indoor allergen hazards, *What Tenants and Landlords Should Know About Indoor Allergens and Local Law 55* ([local-law-55.pdf](#)).

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<sup>1</sup> Complaints to 311 regarding rats are directed to the Department of Health and Mental Hygiene (DOHMH) for response and, therefore, are not included for reporting purposes in this table. HPD Housing Inspectors do issue violations for rats during inspection upon observation of evidence.

Complaint inspections are attempted and completed in direct response to the complaints identified above. Line of sight inspections are inspections completed once a tenant who did not complain about mold or pests indicates that there is mold or pests during the inspection for another issue after being asked about their presence by the Inspector.

### **Complaint inspections**

On complaint inspections for mold or pests (roaches and mice), if there is no access on an initial inspection attempt, HPD leaves a card at the time of the inspection and sends a letter to the tenant. Both the card and the letter advise the tenant that HPD has attempted an inspection and that the tenant should contact HPD to schedule an appointment if the condition still exists.

**TABLE 2: COMPLAINT INSPECTIONS**

<b>Inspections Attempted</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
Mold complaints	28,732	40,230	42,001	58,638	53,101
Pest complaints (total)	41,868	54,130	59,996	69,477	65,977
Roaches	19,344	24,386	27,062	33,178	32,387
Mice	22,524	29,744	32,934	36,299	33,590
<b>Inspections Completed</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
Mold complaints	17,270	23,592	25,311	36,087	32,644
Pest complaints (total)	25,520	32,606	38,175	45,398	42,294
Roaches	11,772	14,657	17,244	21,771	20,735
Mice	13,748	17,949	20,931	23,627	21,559

### **Line of sight inspections**

As part of every inspection regardless of complaint type, beginning in January 2019, HPD Housing Inspectors ask the tenant if mold or pests, including mice, roaches, and rats, are present and if the tenant indicates that any of these conditions exist, the Inspector will conduct a visual inspection for the condition. When asked, tenants indicated that there was mold on **14%** of inspections completed unrelated to mold; **33%** percent of the time when the tenant indicated that there is a mold condition, HPD issued at least one violation for mold. Where mold violations were then issued, the majority (**62%**) of violations issued were Class A. When asked, tenants indicated that there were pests on **29%** of inspections completed unrelated to pests; **52%** of the time, a pest violation was issued. The percentage of tenants responding in the affirmative when asked about the presence of pests or mold decreased marginally from FY 2024.

**TABLE 3: LINE OF SIGHT INSPECTIONS**

	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
Inspections Completed where tenant indicated mold (non-mold complaint)	18,712	27,104	29,338	36,065	25,751
Inspections Completed where tenant indicated pests (non-pest complaint)	28,565	39,660	44,680	58,837	54,255

## Violations

### **Violation issuance**

#### *Mold*

HPD issues class A (non-hazardous, 90-day correction period), class B (hazardous, 30-day correction period) and class C (immediately hazardous, 21-day correction period) violations for mold based on the criteria in the law; class A violations may also be upgraded to class B violations and class B violations to class C violations if the owner fails to certify and/or correct.<sup>2</sup>

#### *Pests*

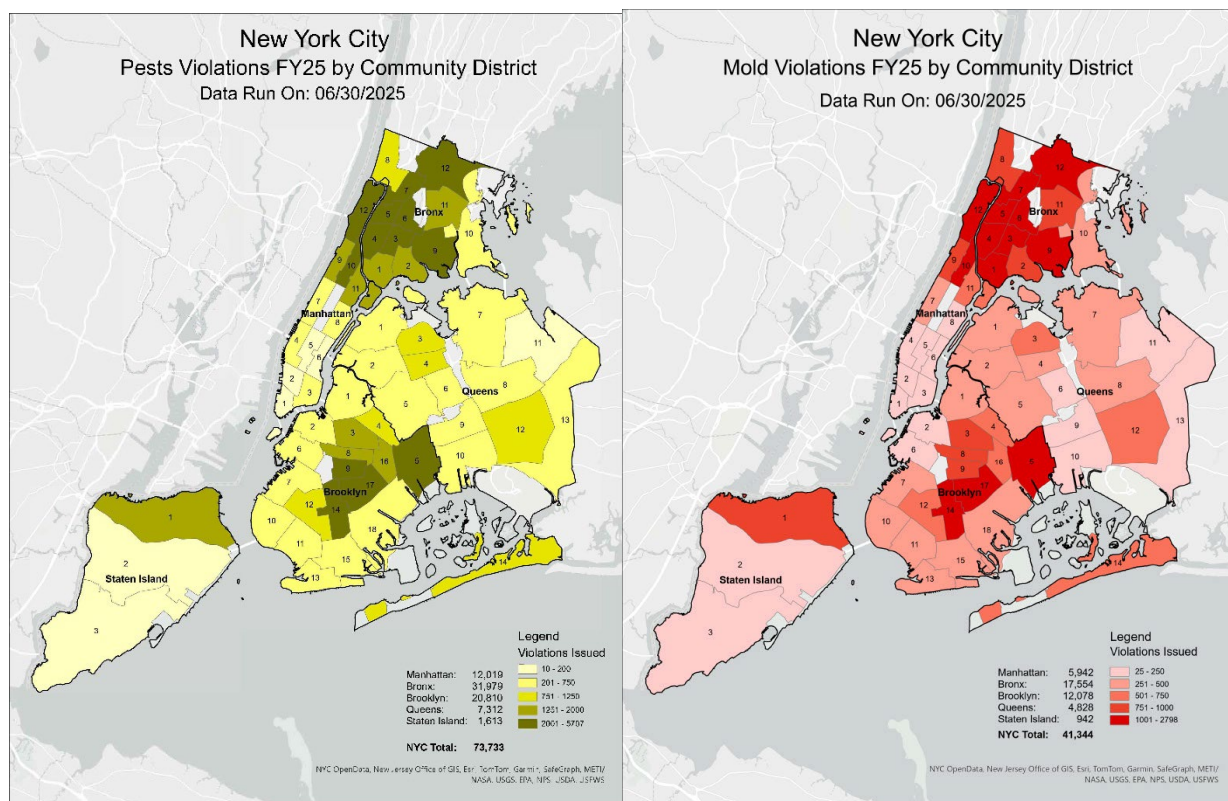
All violations for roaches, mice and rats are class C violations. The owner has 21 days to correct the condition. Note that this time period may not be sufficient to completely eradicate the pest infestation. It may take several treatments of a pest condition over the course of months in order to eliminate pests and so an owner working in good faith may not have adequate time to address the condition by the violation correction date, leading to an inflated number of conditions that still exist when the violation certification is reinspected “false certifications”.

**TABLE 4: VIOLATION ISSUANCE**

<b>Violations Issued</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
<b>Mold (all)</b>	<b>23,759</b>	<b>31,586</b>	<b>31,180</b>	<b>46,355</b>	<b>41,345</b>
Mold - Issued on Inspection	17,311	22,066	21,492	33,319	27,577
Class A	10,206	13,113	13,071	19,262	17,639
Class B	5,566	7,001	6,595	11,039	7,714
Class C	1,539	1,952	1,826	3,018	2,224
Mold - Issued as an upgrade violation	6,648	9,520	9,688	13,036	13,768
Upgraded to Class B	5,457	8,470	8,260	11,103	11,658

<sup>2</sup> Note that when a violation is upgraded, the originally issued violation is closed and the new violation is issued. Both violations originally issued and upgraded are counted independently as “issued” in the chart.

<i>Upgraded to Class C</i>	1,191	1,050	1,428	1,933	2,110
<b>Roaches</b>	24,232	29,266	31,036	40,097	39,480
<b>Mice</b>	22,252	27,134	27,807	32,306	30,787
<b>Rats<sup>3</sup></b>	841	1,274	1,372	1,800	3,471



## **Notice of Violation and Certification**

Once a violation is issued, a Notice of Violation (NOV) is sent to the property owner. Only an owner, managing agent, officer of the corporation that owns the property, or party otherwise responsible for the property listed on the property registration may certify correction of the violation. Property owners or their designated agents must complete and submit to HPD the appropriate Certification of Correction Form and provide the applicable documents, which may include mold assessor and mold remediator filings with the New York City Department of Environmental Protection. The procedure and paperwork required for clearing a mold violation will depend on the class of the violation and the number of units in a dwelling.<sup>3</sup> The NOV package sent to owners contains customized instructions for clearing a pest or mold violation. The owner is required to correct the conditions according to the specific requirements in the law<sup>4</sup>. There are two main objectives underlying these requirements:

<sup>3</sup> See Appendix B.

<sup>4</sup> See Appendix B.

1. Do not create another hazard while removing the original one.
  - a. Use dangerous chemicals safely and minimally.
  - b. Prevent the spread of contaminated debris while work is being done.
  - c. Thoroughly clean sites after work is done.
2. Address the problem at its source. Remove sources of moisture that allow mold to grow and that foster the proliferation of pests.

A notice is mailed by HPD to the tenant regarding the issuance of these violations. A notice also is mailed to the tenant if the owner certifies correction; the tenant is instructed to contact HPD via email, phone, or mail if the condition was not corrected so that HPD may schedule a reinspection of the conditions.

**TABLE 5: VIOLATION CERTIFICATION OF CORRECTION**

<b>Violations Certified</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
<b>Total Mold</b>	<b>4,735</b>	<b>6,810</b>	<b>6,670</b>	<b>10,540</b>	<b>9,600</b>
Mold Class A	2,557	3,575	3,802	6,011	5,827
Mold Class B	1,796	2,730	2,404	3,876	3,201
Mold Class C	382	505	464	653	572
Pests (Total)	20,694	34,126	28,181	35,463	35,870
Mice	9,780	15,843	12,876	15,428	14,997
Roaches	10,583	17,595	14,712	19,202	19,305
Rats	331	688	593	833	1,568
<b>False Certifications</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
Mold	324	310	311	485	504
Mold Class A	172	157	164	261	281
Mold Class B	118	130	110	180	173
Mold Class C	34	23	37	44	50
Pests (Total)	5,171	4,013	5,042	8,991	8,754
Mice	2,500	1,925	2,337	3,975	3,728
Roaches	2,671	2,030	2,609	4,802	4,654
Rats	63	58	96	214	372
Civil actions against false certifications	3	108	37	5	30
Civil action for false certifications with penalties imposed (Amount Due)	\$2,700	\$62,405	\$50,130	\$12,000	\$82,000
Civil penalties imposed for false certifications (Payment Amount)	\$0	\$58,655	\$40,380	\$12,000	\$80,500

While the percentage of total mold violations certified has held relatively constant at around 23% in recent years, there are marked increases in the percentages of Class B and Class C violations certified from FY24 to FY25, which may speak to the effort HPD has put in to educate owners about the more stringent requirements for mold certification. Violation certifications for all categories of pest violations have remained constant from FY24.

## **Violation Closure**

### ***Mold violations***

Mold violations issued under Local Law 55 may be closed based on the following:

- (a) owner certification and a reinspection by an inspector identified that the condition was corrected.
- (b) owner certification where the agency is unable to gain access to conduct a reinspection to observe the condition and 70 days have passed since the certification was received (“deemed complied”).
- (c) HPD completes the work (class C violations only).
- (d) No owner certification is filed, but the work is observed to have been completed by HPD **AND** the owner provides an affidavit of correction post-certification. HPD may reinspect a mold violation without an affidavit indicating how the work was done. If the Inspector observes that a mold violation which requires the use of a certified contractor (original class B and class C violations in buildings with more than 10 dwelling units) has been corrected but HPD does not have the required affidavit and paperwork, the violation **will not be removed**. In these cases, the violation will be in a defect status, which means that the violation remains open even though the condition was observed corrected and no longer presents a clear hazard. A letter is generated to the owner indicating that the affidavit and any required contractor information is needed in order to close the violation. When the owner subsequently provides the affidavit, that is when the violation is closed.

### ***Pest violations***

Mice, cockroaches, and rat violations issued under Local Law 55 will be dismissed only if the owner submits a certification of correction during the certification period or an affidavit of correction once the certification period expires. Violations may be closed based on the following integrated pest management (IPM) practices and the correction of any underlying defects (such as moisture) that may have caused the infestation. IPM requires:

- Removal of pest nests and thorough cleaning of pest waste and other debris by using a HEPA vacuum, washing surfaces, or otherwise collecting and discarding such debris, making sure to limit the spread of dust when cleaning.
- Elimination of points of entry and passage for pests by repairing and sealing any holes, gaps or cracks in walls, ceilings, floors, molding, base boards, around pipes and conduits,

and around and within cabinets by using sealants, plaster, cement, wood, escutcheon plates, or other durable material.

- Removal of all sources of water for pests by repairing drains, faucets, and other plumbing materials that accumulate water or leak.
- Attachment of door sweeps to all doors that lead to hallways, basements, or outside.
- Minimal use of pesticides. Pursuant to Administration Code section 27-2017.8 of Local Law 55, any pesticide applied to eradicate the presence of pests must be applied by a pest professional licensed by the New York State Department of Environmental Conservation (DEC).

### **Emergency Repairs: Mold**

Inspections for non-certified Class C mold violations are conducted by the Emergency Operations and Enhanced Enforcement Division (EOEE) because failure to correct in these cases may result in the issuance of work orders to complete the work by an HPD contracted vendor. HPD employs certified mold assessors and hires certified mold remediators to complete any emergency repairs.

**TABLE 6: EMERGENCY REPAIR ORDERS**

	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
Mold work orders with work completed	598	379	402	664	650
Dollars vouchered for completed and attempted mold remediation work	\$1,031,594	\$1,044,941	\$1,215,993	\$1,626,519	\$1,959,739
Average amount spent per dwelling unit for completed mold emergency repair	\$1,711	\$2,960	\$2,033	\$1,783	\$2,089

## **Section 2: HPD-Owned Property**

### **Mold**

Direct complaints received through 311 from tenants and Tenant Associations (TA) (Tenant Interim Lease Program only) for HPD-owned buildings are handled by the appropriate monitoring program. HPD conducts visual inspections to confirm conditions and develop remediation scopes. HPD issues open market orders (OMOs) to procure certified mold remediators to perform remediation work. HPD works with vendors to resolve access issues. Where tenants do not provide access to their apartments, HPD issues no-access notifications and requests to reschedule.

Mold complaints for Multifamily Preservation Loan Program (MPLP) buildings are referred to the relevant Developers for handling.



**TABLE 7: HPD-OWNED PROPERTY MOLD COMPLAINTS**

	FY21	FY22	FY23	FY24	FY25
Mold Complaints Received through 311	22	28	19	22	19
Mold work orders completed <sup>5</sup>	4	9	7	3	1
Amount spent on mold work orders paid	\$13,330	\$30,674	\$21,890	\$25,400	\$8,990

## Pests

Pest complaints for Central Management buildings are handled under a requirements contract. HPD Property Managers generate open market orders to procure remediation services through this contract. Pest complaints for MPLP buildings are referred to the relevant Developers for handling. Tenant Interim Lease program buildings and buildings in the Affordable Neighborhood Cooperative Program (ANCP), both programs for city-owned property which are managed by the tenants, have exterminator contracts which cover pests such as mice, roaches, bed bugs etc. Contracts deliver IPM practices including basic monthly/quarterly visits for maintenance and for remediation jobs as needed.

**TABLE 8: HPD-OWNED PROPERTY PEST COMPLAINTS**

	FY21	FY22	FY23	FY24	FY25
Pest complaints received (mice, roaches, rats) through 311 <sup>6</sup>	24	39	71	86	63

## Section 3: Inter-Agency Collaboration

### Department of Environmental Protection (DEP)

#### *Mold*

HPD has been working closely with the Department of Environmental Protection (DEP) to enforce requirements regarding mold assessment and remediation by a third party, where required. Pursuant to Local Law 61 of 2018 ("Local Law 61"), DEP is responsible for collecting the pre and post remediation certifications from licensed mold remediators for work conducted in residential buildings and to take action against owners of properties who fail to conduct work properly. Where HPD has identified that mold violations have been addressed but the property owner has not submitted documentation to indicate that work was done on class B or class C violations in buildings with 10 or more units, HPD notifies DEP. DEP reviews whether or not the appropriate filing has been submitted and, if not, issues a summons returnable to the Office of Administrative

<sup>5</sup> HPD-owned housing, excluding the MPLP program.

<sup>6</sup> In FY24, HPD reviewed and updated the list of HPD-owned properties used for pest complaints. This indicator was also used to update the previous year's data.

Trials and Hearings (OATH). In FY25, \$585,000 in penalties were imposed as a result of over 750 cases, with almost \$142,000 of these fines collected as of September 2025.

## **Department of Sanitation (DSNY)**

### ***Rats***

HPD has been working in coordination with the Department of Sanitation (DOS) related to rats pursuant to Local Law 111 of 2022. Under this local law, requirements related to containerization apply to residential buildings where HPD has issued two or more rat violations, unless the owner has properly certified correction and there is no false certification of the violations. When these conditions are met, HPD refers the building to DSNY. DSNY sends notices to owners of the properties, informing them of the requirement to containerize the building's refuse due to observed rat activity. The owners are given 30 days to purchase the containers and come into compliance regarding storage. After this period, they are required to maintain compliant conditions, which may be monitored for a period of 24 months by DSNY. If non-compliance is observed, DSNY issues a violation, each of which may incur a penalty ranging from \$50 to \$300.

Between March 2024 and October 2025, HPD referred 372 buildings to DSNY, approximately half of which are located in the Bronx. 177 of the referred buildings were served at least one notice for improper storage, with the majority (60%) of these again located in the Bronx. 67% of the total buildings served were issued 10 or fewer total violations, and 31% came into compliance within 6 months of initial violation issuance (note that the requirement for buildings with 1-9 units to properly containerize refuse is mandatory and has been in effect since July of 2024). The majority (83%) of the 177 buildings have 10 or more units and so were issued the notice of violation based on pest condition alone. Monitoring at these properties is ongoing by DSNY, and 76% of them were observed to routinely be in compliance, with no new recent DSNY violations issued between mid-September and mid-October of 2025. This indicates that the program is working as intended to ensure that these problematic properties are properly containerizing their garbage and contributing to improvements in reducing the conditions conducive to rats. The total penalties imposed from violations issued by DSNY and adjudicated by OATH amounted to \$216,430 for FY2025.

## **Department of Health and Mental Hygiene (DOHMH)**

HPD has multiple points of contact with the Department of Health on mold and pest issues and works closely with multiple teams, receiving and sending referrals, reviewing data and working collaboratively together on strategies for the future.

### ***Mold and Pests***

DOHMH may also issue violations for mold or pest conditions identified in any type of housing, including co-ops and condominiums, if there is a tenant diagnosed with moderate persistent or severe persistent asthma. If the owner does not comply with an order from DOHMH, the agency

may certify the conditions for correction to HPD for action to make the repair or conduct pest treatments. HPD may take enforcement action as necessary, including performing or arranging for the performance of work to correct the certified condition.

**TABLE 9: DOHMH REFERRALS TO HPD FOR EMERGENCY REPAIR**

<b>DOHMH – MOLD</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
# of Referrals Received	20	43	32	37	51
# of Referrals where HPD Completed mold repair	16	24	17	19	27
Dollar Amount Invoiced/Vouchered	\$87,030	\$246,330	\$202,629	\$54,662	\$121,165
<b>DOHMH – PEST</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
# of Referrals Received	34	79	95	80	67
# of Referrals where HPD Completed pest treatment	36	64	47	87	67
Dollar Amount Invoiced/Vouchered	\$64,077	\$215,904	\$179,499	\$93,433	\$113,150

### ***Rats***

HPD enhanced inspection protocols for rat complaints to more closely align with practices employed by DOHMH, which involved retraining all Housing Inspectors. This resulted in an approximately 93% increase in the number of rat violations issued by HPD during FY25 as compared to FY24.

As an active member of the Rat Task Force since its inception, HPD has also begun conducting proactive inspections for rats in designated Rodent Migration Zones at buildings with elevated interior/exterior DOHMH active rat scores and no violations from HPD for rats since the end of FY24. The first round of proactive inspections began in Harlem, and a second round of proactive inspections was completed at buildings within the South Bronx Rodent Mitigation Zone.

## **Section 4: Underlying Conditions Program**

The Underlying Conditions Program (UCP) was established to focus proactive inspection resources on buildings with a significant number of recently issued mold and water leak violations across a building. HPD selects 50-100 buildings for the program on a yearly basis. The criteria for selection includes:

- The number of open uncertified class B or C violations related to the existence of mold or water leaks issued by HPD within the year preceding the selection, plus the number of class C mold violations that were closed as corrected by HPD

- The number of units with such violations. Building selected must meet the following criteria:
  - Contains three to five dwelling units and at least 50% of the units have at least one mold or leak violation meeting the violation criteria
  - Contains six to nine dwelling units and at least 25% of the units have at least one mold or leak violation meeting the violation criteria
  - Contains 10 dwelling units or more and at least 15% of the units have at least one violation meeting the violation criteria

HPD prioritizes selection of buildings meeting the criteria first by those buildings with conditions that may contribute to asthma outcomes and other relevant health indicators as determined by DOHMH, followed by those buildings with the highest total number of class C and class B violations relating to the existence of mold or water leaks.

Once a building is selected, HPD conducts a full building inspection to confirm whether any of the violations have been addressed. If the building continues to meet the criteria, an Order to Repair is issued. Under the Order, property owners are required to investigate the cause of a leak or mold condition affecting multiple apartments in a building and to address the conditions and related violations within four months, or with HPD's approval, within an additional two months. Owners must not only correct conditions but supply a report by a registered architect or professional engineer assessing whether any underlying conditions are the source of the water, such as roof conditions or facade conditions. HPD may initiate litigation against properties which fail to comply with an issued Underlying Conditions Order.

**TABLE 10: UNDERLYING CONDITIONS BUILDINGS SELECTED for UC 2025 BY BOROUGH**

	# BLDGS	# UNITS	TOTAL QUALIFYING VIOLATIONS	ISSUED ORDER
<b>MN</b>	24	645	237	14
<b>BX</b>	57	1,603	764	34
<b>BK</b>	16	351	193	2
<b>QN</b>	5	215	107	1
<b>SI</b>	2	138	66	10
	<b>104</b>	<b>2,952</b>	<b>1,367</b>	<b>61</b>

**TABLE 11: UNDERLYING CONDITIONS BUILDINGS SELECTED AND DISCHARGED**

ROUND	# BLDGS	# UNITS	TOTAL QUALIFYING VIOLATIONS	ISSUED ORDER	ACTIVE OCT. 2024	DISCHARGED
UC2013	65	1,164	710	25	0	25
UC2014	61	1,022	595	44	0	44
UC2015	91	1,756	812	59	1	58
UC2016	106	1,686	974	75	2	73
UC2017	99	1,710	836	82	1	81
UC2018	98	1,684	844	77	9	68
UC2019	104	2,606	1,552	82	8	74
UC2022	100	2,190	1,116	68	29	39
UC2023	98	3,306	1,713	65	59	6
UC2024	99	4,196	2,389	63	49	14
UC2025	104	2,952	1,367	61	61	0
	<b>1,025</b>	<b>24,272</b>	<b>12,908</b>	<b>701</b>	<b>219</b>	<b>482</b>

## Section 5: Training and Outreach

During FY24, HPD held one live webinar with 150 attendees for property owners called ***Pests and Mold: An Owners' Guide to Indoor Allergen Laws***. For property owners unable to join the live webinar, the recording of the most recent webinar is available on HPD's website at <https://www1.nyc.gov/site/hpd/services-and-information/indoor-allergen-hazards-mold-and-pests.page>. The webinar topics include:

- Eliminating and preventing infestations of pests
- Identifying current and future sources of mold
- Proper work methods for eliminating mold conditions and pest infestations
- Reviewing the city and state laws that underlie the Asthma-Free Housing Act
- Annual notification and inspection requirements and the annual Bedbug Filing (Local Law 69 of 2017)
- Steps to correct and remove HPD violations for Indoor Allergen Hazards

The DOHMH fact sheet on allergen hazards is also regularly distributed by HPD at public events involving tenants and property owners, including by the community engagement team in the HPD Outreach Van, and at Neighborhood Outreach and Education events held across the City. In FY25, the HPD Outreach Van held a total of 140 events, and the Neighborhood Outreach and Education team attended a total of 115 events.

## Section 6: Looking Ahead

In FY26, HPD will:

- ✓ Continue to conduct outreach about allergen hazard requirements to owners and tenants.
- ✓ Explore options for improving compliance on pest violations, including whether allowing an extended postponement period for the correction of these conditions will improve compliance.
- ✓ Consider seeking the authority to assess fees related to the proactive inspections conducted through the Underlying Conditions program.
- ✓ Participate in the DOHMH Asthma Network working group, working collaboratively to provide resources and conduct outreach around the department's work on housing maintenance related issues.
- ✓ Continue to work closely with the Department of Health and Mental Hygiene on issues related specifically to pests, including:
  - Completing the implementation of a referral process for buildings with HPD pest violations for enhanced enforcement by DOHMH. As of the end of FY25, HPD and DOHMH had developed the criteria and data exchange mechanisms for HPD violations to result in DOHMH enforcement action. We expect to see results of this work during FY26.

## APPENDIX A: Violation Criteria and Correction Period

### Mold Violation Criteria

Violation Class	Area of Mold Presence	Pest Presence	Days to Correct Violation
Class A	<ul style="list-style-type: none"> <li>Less than 10 square feet in a room within a dwelling unit</li> <li>Less than 30 square feet or 50 square feet in the aggregate in any one level or a common area</li> </ul>	-	90
Class B	<ul style="list-style-type: none"> <li>10 to 29 square feet in a room within a dwelling unit</li> <li>Equal to or greater than 30 square feet or 50 square feet in the aggregate in any one level or a hallway or common area</li> <li>Class A mold violation has not been certified as corrected within the certification period</li> <li>Class A mold violation is falsely certified</li> </ul>	All other pests besides mice, rats, or cockroaches	30
Class C	<ul style="list-style-type: none"> <li>Equal to or greater than 30 square feet in a room within a dwelling unit</li> <li>Class B mold violation has not been certified as corrected, HPD has re-inspected the violation within 70 days of certification period and the condition still exists</li> <li>Class B mold violation is falsely certified</li> </ul>	Mice, rats, or cockroaches in any dwelling unit or common area	21

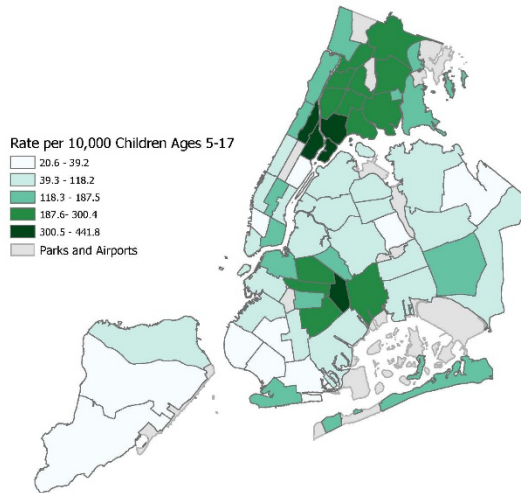
## APPENDIX B: Requirements for the correction of mold violations

Multiple Dwellings Under 10 Units and Private Dwellings		
Violation Class	Remediation Work Must Be Completed By	Required Document(s)
<b>A, B, and C</b>	Owner/Managing Agent/Employee; OR	Certificate of Correction
	Mold Remediation Contractor and Mold Assessment Contractor	Certificate of Correction; Copy of Mold Assessment Contractor License; AND Copy of Mold Remediation License OR the Mold Remediation Supervisor License
Multiple Dwellings with 10 Units or Above		
Violation Class	Remediation Work Must Be Completed By	Required Document(s)
<b>A</b> (less than 10 square feet of visible mold per room)	Owner/Managing Agent/Employee; OR	Certificate of Correction
	Mold Remediation Contractor and Mold Assessment Contractor	Certificate of Correction; Copy of Mold Assessment Contractor License; AND Copy of Mold Remediation License OR the Mold Remediation Supervisor License
<b>B and C</b> (greater than or equal to 10 square feet of visible mold per room)	Mold Remediation Contractor and Mold Assessment Contractor	<ol style="list-style-type: none"> <li>1. Certificate of Correction</li> <li>2. Copy of Mold Assessment Contractor License</li> <li>3. Copy of Mold Remediation Supervisor License</li> <li>4. Affidavit of Remediation</li> <li>5. Affidavit of Assessment</li> <li>6. Department of Environmental Protection's filing receipts for required notices (provided by Mold remediator and Mold assessor).</li> </ol>



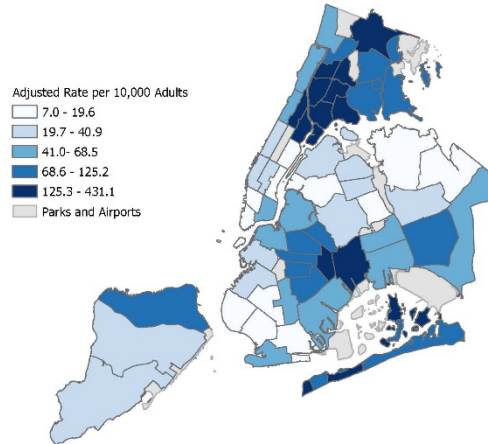
## APPENDIX C: Department of Health and Mental Hygiene Data on Asthma-Related Emergency Department Visits

Asthma Emergency Department Visit Rates Among New York City Resident Children Ages 5-17 by Community District, 2023



Source: This map is based on NY State Department of Health Statewide Planning and Research Cooperative System (SPARCS) data, which were cut in October 2024. Analyses by the NYC Health Department were conducted in June 2025 to produce this map. Because of slight variations between datasets, results may differ from those calculated using a different data extract.

Asthma Emergency Department Visit Rates Among New York City Adult Residents by Community District, 2023



Source: This map is based on NY State Department of Health Statewide Planning and Research Cooperative System (SPARCS) data, which were cut in October 2024. Analyses by the NYC Health Department were conducted in June 2025 to produce this map. Because of slight variations between datasets, results may differ from those calculated using a different data extract.