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May 27, 2015

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**Treyger, Rosenthal and James Introduce Law Requiring  
Accommodations for Tenants Prior to Residential Elevator Repairs**

**New York** – Council Members Mark Treyger and Helen Rosenthal and Public Advocate Letitia James have introduced legislation in the City Council that would require owners of residential buildings to provide tenants with reasonable accommodations in cases where the building elevators are not in service due to non-emergency repairs, in addition to the 10 days’ notice already required by city law.

Under the proposed law, building owners would be required to submit a plan to residents detailing the accommodations that will be provided during a service outage that will last for more than 24 hours. Any disabled tenant would have the right to request from the building owner a reasonable alternative method of transportation between floors, not including the stairs. This could include utilizing the building’s freight elevator and providing an employee to operate it and assist tenants, or another reasonable accommodation such as relocation to a ground floor unit or to an apartment in another building.

This proposal, which has support from Brooklyn Housing and Family Services, comes after all three elected officials received complaints from constituents who became stranded in their apartments as a result of elevator repairs conducted with little or no notice, making it impossible to get medical appointments and other important errands. While this issue impacts residents in every neighborhood, it is especially pressing in areas like southern Brooklyn parts of Manhattan that are home to a number of high-rise buildings.

In addition to this legislation, Public Advocate James has filed a lawsuit against Goldfarb Properties for allegedly violating anti-discrimination laws by failing to accommodate residents during elevator repairs in a Bronx building. This law will help resolve those issues by requiring the building owner to provide a written plan outlining the steps it is taking to reduce the impact the elevator outage has on residents, especially senior citizens and disabled tenants.

“It is imperative that landlords consider the needs of all residents, especially the disabled and elderly, and provide reasonable accommodations in the case of elevator outages. I have heard from too many residents who have become essentially trapped in their own apartments and unable to get to important appointments because their elevator was out of service. We are simply asking that building owners consider the needs and safety of our most vulnerable neighbors and take reasonable steps to greatly reduce the impact of elevator repairs and outages,” said **Council Member Treyger**.

"All across our City, we have seen too many instances of individuals with disabilities being deprived of their basic civil rights and protections," said **Public Advocate James**. "My office has even taken a landlord in the Bronx to federal court for violating the Americans with Disabilities Act, the Fair Housing Act, and State and City anti-discrimination laws in connection with planned elevator outages in four separate buildings. This bill will ensure that mobility impaired tenants are given due notice and provided with reasonable accommodation if an elevator in their building is down. I will continue to work with my partners in the City Council to fight for the rights of all New Yorkers."

"For people with disabilities, an unexpected elevator outage is more than a nuisance; it's an obstacle. Tenants can find themselves trapped in their own building, or they might come home from work to find themselves unable to get up to their apartment. This bill will require landlords to provide an accessible way for disabled tenants to get into their homes during major elevator repairs. I'm proud to co-sponsor this bill with Council Member Mark Treyger and Public Advocate Letitia James as we work to create a more equal city for disabled New Yorkers," said **Council Member Rosenthal**.

“Anything that gives residents as much notice and assistance as possible is to the benefit of both the building owner and the residents. Landlords have to take into account the importance of all tenants being able to safely leave their apartment in the case of an emergency or for medical appointments. The only way a building works well is when the landlord and tenants work together, and this legislation will help ensure that accommodations are in place prior to any planned elevator repairs,” said **Larry Jayson, Executive Director of Brooklyn Housing and Family Services**.

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