KITCHEN

Class A: “non-hazardous”
- Refrigerator leaks water
- Peeling paint
- Not painted in uniform color
- Rubber around refrigerator door is defective and/or broken (it doesn’t close well)

Class B: “hazardous”
- Cracks in tile floor
- Roaches or mice
- Broken or defective cabinets (e.g., if you open the cabinet, then the door falls off)
- Broken or defective sink cabinet
- Water leak in ceiling
- Mold on ceiling or walls
- No knobs at base of cabinet doors
- Pantry door defective or broken

Class C: “immediately hazardous”
- Broken/defective sink
- Broken/defective faucets
- Broken refrigerator (doesn’t cool food)
- Broken oven
- Broken stove top

Notes:

Landlord has 90 days to correct/fix.
If landlord fails to correct the violation: HPD can fine the landlord $10-$50 per violation per day from the required correction date until the violation is corrected.

Landlord has 30 days to correct/fix.
If landlord fails to correct the violation: HPD can fine the landlord $25-$100, plus $10 per day, from the required correction date until the violation is corrected.

Landlord has 24 hours to correct/fix.
If landlord fails to correct the violation in a building with 5 or fewer units: HPD can fine the landlord $50 per violation per day.

If landlord fails to correct the violation in a building with more than 5 units: HPD can fine the landlord $50-$150 per violation, plus $125 per violation per day.
### BATHROOM

#### Class A: “non-hazardous”
- Improper toilet seat (e.g. doesn’t fit the toilet bowl)
- Peeling paint
- Not painted in uniform color

Landlord has 90 days to correct/fix.
If landlord fails to correct the violation: HPD can fine the landlord $10-$50 per violation per day from the required correction date until the violation is corrected.

#### Class B: “hazardous”
- Roaches or mice
- Air ventilator is broken or defective
- Cracks in the shower tub
- Cracks in the floor tiles
- Door lock or handle to bathroom doesn’t work
- Walls and ceiling are not painted in uniform color
- Water leak in the ceiling
- Mold on ceiling or walls

Landlord has 30 days to correct/fix.
If landlord fails to correct the violation: HPD can fine the landlord $25-$100, plus $10 per day, from the required correction date until the violation is corrected.

#### Class C: “immediately hazardous”
- Broken or defective sink (e.g., doesn’t work at all)
- Broken or defective shower
- Broken or defective toilet (e.g., doesn’t flush)
- Lead-based paint (if minor age 7 or younger)
- No window guards on window (if minors in the home)

Landlord has 24 hours to correct/fix.
If landlord fails to correct the violation in a building with 5 or fewer units: HPD can fine the landlord $50 per violation per day.
If landlord fails to correct the violation in a building with more than 5 units: HPD can fine the landlord $50-$150 per violation, plus $125 per violation per day.

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**Notes:**

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HPD VIOLATIONS CHECKLIST

BEDROOM

Class A: “non-hazardous”
☐ Defective paint or plaster on walls
☐ Walls not painted in uniform color
☐ Ceiling plaster or paint is peeling

Landlord has 90 days to correct/fix.
If landlord fails to correct the violation: HPD can fine the landlord $10-$50 per violation per day from the required correction date until the violation corrected.

Class B: “hazardous”
☐ Dim lighting
☐ Door lock or handle to bedroom doesn’t work properly
☐ Defective wood floors
☐ Water leak in ceiling
☐ Mold on ceiling or walls
☐ Closet door is defective or broken

Landlord has 30 days to correct/fix.
If landlord fails to correct the violation: HPD can fine the landlord $25-$100, plus $10 per day, from the required correction date until the violation is corrected.

Class C: “immediately hazardous”
☐ Holes in the wall/floor and rats/mice are coming in (especially if minors in the house)

Landlord has 24 hours to correct/fix.
If landlord fails to correct the violation in a building with 5 or fewer units: HPD can fine the landlord $50 per violation per day.
If landlord fails to correct the violation in a building with more than 5 units: HPD can fine the landlord $50-$150 per violation, plus $125 per violation per day.

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GENERAL: YOUR WHOLE APARTMENT

Class A: “non-hazardous”
- No peephole in the entrance door
- No apartment number on entrance door

Landlord has 90 days to correct/fix.
If landlord fails to correct the violation: HPD can fine the landlord $10-$50 per violation per day from the required correction date until the violation corrected.

Class B: “hazardous”
- Entrance door to apartment should be self-closing
- Roaches and/or mice
- Bedbug infestation
- No smoke detector and/or carbon monoxide detector in apartment
- Entrance door lock/knob is defective
- Broken or defective windows
- Defective wood floors
- Water leak in ceiling
- Mold on walls and/or ceiling

Landlord has 30 days to correct/fix.
If landlord fails to correct the violation: HPD can fine the landlord $25-$100, plus $10 per day, from the required correction date until the violation is corrected.

Class C: “immediately hazardous”
- Holes in floor/walls & mice/rats come in
- Lead-based paint (kids age 7 or less)
- No window guards (if minors in house)
- No hot water (or not consistent)
- No heat during heating season

Heating Season: Oct. 1–May 31:
Daytime (6 am - 10 pm): If below 55°F outside: inside should be 68°F.
Nighttime (10 pm - 6 am): Inside should be at least 62°F regardless of the temperature outside.

Hot Water:
Landlord is required to provide hot water 365 days/year at a constant minimum temperature of 120°F.

All ‘C’ Violations:
Landlord has 24 hours to correct/fix. If landlord fails to correct the violation in a building with 5 or fewer units: HPD can fine the landlord $50 per violation per day.

If landlord fails to correct the violation in a building with more than 5 units: HPD can fine the landlord $50-$150 per violation, plus $125 per violation per day.

Heat & Hot Water:
If landlord fails to comply with heat and hot water requirements: HPD can fine the landlord $250-$500 per violation per day.

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Examples
☐ Broken stair rails
☐ Broken floor tiles
☐ Ceiling tiles falling
☐ Mold in public spaces
☐ Leaks from ceiling or roof
☐ Broken mailboxes

Examples of “C” Violations:
• No lock on entrance door to building
• The cellar where heating system is located is locked
• No notice posted at entranceway that states name and location of person designated by the landlord to have key to the building’s heating system
• No window guards (in building with minors)

All ‘C’ Violations:
Landlord has 24 hours to correct/fix. If landlord fails to correct the violation in a building with 5 or fewer units: HPD can fine the landlord $50 per violation per day.

If landlord fails to correct the violation in a building with more than 5 units: HPD can fine the landlord $50-$150 per violation, plus $125 per violation per day.

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**HARASSMENT**

- Repeatedly making buyout offers to harass you
- Making buyout offers when threatening you
- Lying about occupancy or rent status of your apartment
- Lying about making required repairs
- Interrupting or stopping essential services, or failing to make required repairs
- Removing your belongings, the door, or locking you out of your apartment
- Doing construction in a way that harasses tenants
- Cursing or using profane language to intimidate you
- Using force, or threatening to use force
- Threatening you because of your identity (see list below)
- Filing frivolous law suits against you, including eviction cases
- Threatening you or a family member
- Contacting your job without your permission
- Contacting you or visiting the apartment outside of normal business hours
- Asking for documents that would reveal citizenship status when they already have your government-issued ID

**People are protected from discriminatory harassment based on:**

- citizenship status
- ethnicity
- disability status
- gender identity
- partnership status
- parental status
- race
- sex
- sexual orientation
- where you get lawful income
- whether you’ve been a victim of domestic abuse or violence
- whether you have or have had a stalker

**Notes:**

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**Examples**

**Kitchen:**
- Tiles don’t match
- Cabinets don’t match
- Water pressure isn’t as strong as you like
- Stove toppers don’t match/uneven
- Drain clogged because you put food in it

**Bathroom:**
- Toilet seat, or the toilet seat cover, or the toilet tank don’t match
- Shower/sink water pressure is not great
- Mislabeled faucets
- Child flushed toys down the toilet and now clogged

**Bedroom:**
- No window
- Closet door color doesn’t match the walls
- A bigger bed won’t fit inside

**Public Spaces:**
- Floor in hallway is ugly
- Stairs are painted a weird color
- No windows

*Please remember, even if something is not a violation, you can still ask the landlord to fix it—but the judge cannot order the landlord to do it.

**Notes:**

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