

HPD VIOLATIONS CHECKLIST

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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)

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”

- 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

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/defective sink
- Broken/defective faucets
- Broken refrigerator (doesn't cool food)
- Broken oven
- Broken stove top

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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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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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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PROBABLY NOT A VIOLATION

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:
