

40 Worth Street, Suite 606, New York, NY 10013 917-661-4500 • www.legalservicesnyc.org



•••••••••	• • • • • • • • • • • • • • • • • • • •
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.
Notes:	



•••••	••••••••••••
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.
Notes:	



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	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.
 □ Water leak in ceiling □ Mold on ceiling or walls □ Closet door is defective or broken 	
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.
☐ Holes in the wall/floor and rats/mice are	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



Class A: "non-hazardous"

☐ No peephole in the entrance door

GENERAL: YOUR WHOLE APARTMENT

☐ No apartment number on entrance door	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	□ Defective wood floors□ Water leak in ceiling
☐ Roaches and/or mice	☐ Mold on walls and/or ceiling
☐ Bedbug infestation	3 3 3 3 3 3 3 3 3 3
□ No smoke detector and/or carbon monoxide detector in apartment	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
☐ Entrance door lock/knob is defective	correction date until the violation is corrected.
☐ Broken or defective windows	
Class C: "immediately hazardous"	Heating Season: Oct. 1–May 31:
☐ Holes in floor/walls & mice/rats come in	Daytime (6 am - 10 pm):
☐ Lead-based paint (kids age 7 or less)	If below 55°F outside: inside should be 68°F.
☐ No window guards (if minors in house)	Nighttime (10 pm - 6 am):
☐ No hot water (or not consistent)	Inside should be at least 62°F regardless of the temperature outside.
☐ No heat during heating season	Hot Water:
	Landlord is required to provide hot water 365 days/year at a constant minimum temperature of 120°F.
Notes:	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.

Landlord has 90 days to correct/fix.

If landlord fails to correct the violation: HPD can fine the



PUBLIC SPACES: HALLWAYS, STAIRWELLS, MAIL ROOMS, ETC.

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.
Notes:	

☐ Repeatedly making buyout offers to harass you



repairs ntial services, or irs ne door, or locking hat harasses	list below) ☐ Filing frivilous law suits against you, includi eviction cases ☐ Threatening you or a family member ☐ Contacting your job without your permissio ☐ Contacting you or visiting the apartment ou of normal business hours ☐ Asking for documents that would reveal	ing n utside
- parental status - race - sex	 - where you get lawful income - whether you've been a victim of domestic abuse or violence 	
	- parental status - race - sex	list below) Filing frivilous law suits against you, includice eviction cases Threatening you or a family member

☐ Using force, or threatening to use force



PROBABLY NOT A VIOLATION

Examples	
Kitchen:	Bedroom:
☐ Tiles don't match	☐ No window
☐ Cabinets don't match	☐ Closet door color doesn't match the walls
☐ Water pressure isn't as strong as you like	☐ A bigger bed won't fit inside
☐ Stove toppers don't match/uneven	Public Spaces:
☐ Drain clogged because you put food in it	☐ Floor in hallway is ugly
Bathroom:	☐ Stairs are painted a weird color
☐ Toilet seat, or the toilet seat cover, or the toilet tank don't match	☐ No windows
☐ Shower/sink water pressure is not great	
☐ Mislabeled faucets	*Please remember, even if something is not a violation,
☐ Child flushed toys down the toilet and now clogged	you can still ask the landlord to fix it—but the judge cannot order the landlord to do it.
Notes:	
Notes.	

