

## HPD Housing Litigation Division Open Data

The Department of Housing Preservation and Development (HPD) Housing Litigation Division (HLD) initiates' actions in the Housing Court against owners of privately-owned buildings to enforce compliance with the housing quality standards contained in the New York State Multiple Dwelling Law and the New York City Housing Maintenance Code. HLD attorneys also represent HPD when tenants initiate actions against private owners. HPD is automatically named as party to such actions. The goal of these court proceedings is to obtain enforceable Orders to Correct, Civil Penalties (fines) and Contempt Sanctions, compelling owners to comply with the Housing Maintenance Code.

Under local law, the owner of a single room occupancy multiple dwelling must obtain a "Certification of No Harassment" from HPD before applying to DOB for a permit to demolish or reconfigure the building. This process is intended to ensure that the owner did not further its proposed demolition or construction project by harassing tenants into leaving. HLD investigates to determine whether harassment occurred during the statutory review period. If HPD determines that there is reasonable cause to believe that harassment occurred, an OATH hearing is held at which HLD presents the City's case. A finding of harassment prevents the owner from obtaining a demolition or alteration permit for three years. HPD also performs this function for the Special Zoning Districts which are subject to a similar provision (though not limited to SROs), under the Zoning Resolution. These districts are currently Clinton, Hudson Yards, West Chelsea and Greenpoint-Williamsburg.

The Judgment Enforcement Unit (JEU) enforces the money judgments obtained by HLD in the actions to enforce the Housing Maintenance Code.

This file contains:

1. All cases commenced by HPD or by tenants (naming HPD as a party) in the Housing Part of New York City Civil Court since August 2006 seeking orders directing landlords of residential property to correct violations or to comply with the requirements of the Housing Maintenance Code and/or awarding HPD civil penalties.
  2. All cases commenced by HPD in the Housing Part of New York City Civil Court since August 2006 seeking the appointment of an administrator pursuant to Article 7A of the Real Property Actions and Proceedings Law.
  3. All applications filed with HPD since August 2006 seeking a certification of no harassment.
- Some cases and applications filed before August 2006 are also noted. The decision date reflects the date of the last decision made in the matter. There may be other earlier relevant decisions.

The information contained in the file will be updated on a monthly basis with a replacement of the dataset.

## Data Dictionary

| Column Name                  | Column Description   |
|------------------------------|--|
| Litigation ID                | Unique number identifying the case   |
| Building ID                  | Unique identifier of the building  |
| Boro ID                      | A code between 1 and 5 denoting borough value below  |
| Boro                         | A borough is one of five administrative divisions in New York City   |
| House Number                 | The house number in the address of a building  |
| Street Name                  | The street name is a component of the address of a building  |
| Zip                          | The zip field is the ZIP code where the entity is located  |
| Block                        | The block is the NYC Department of Finance (DOF) defined tax block of the building   |
| Lot                          | The Lot is used by the NYC Department of Finance to uniquely identify a non-overlapping subdivision of a block. Tax Block Numbers and Tax Lot Numbers are used to define an area of commonality for the purposes of paying taxes. All structures have a block and lot number.  |
| Case Type                    | See the descriptions of the case type data below   |
| Case Open Date               | The date that the case was filed with the Court.   |
| Case Status                  | The current position of the Case.  |
| Open Judgment                | A “Y” indicates that civil penalties are owed to HPD after the Court issued a judgment against the owners of a building awarding civil penalties to HPD.   |
| Finding of Harassment        | After Inquest: Judgments entered for an order and/or civil penalties upon default where there was no appearance in Court by the named respondent(s). If any of these judgments are vacated by the Court, they will be removed from this list.<br>After Trial: Judgments awarded by the Court at the conclusion of trial at which evidence was presented. |
| Finding Date                 | The date that the decision was made by the Court.  |
| Penalty                      | The penalty awarded by the Court in the case when harassment is found. This amount includes all penalties, including harassment penalties.   |
| Respondent Name/Organization | The party or parties against whom a case has been commenced. The respondent was not necessarily the owner at the time of the case and, even if so, may no longer be the owner of the property at the time this report is generated.  |

The following are the descriptions of the case type data contained in this file:

| Value         | Description  |
|---------------|--|
| Tenant Action | Cases commenced by one or more residential tenants against their landlords (and naming HPD as a party) seeking an order to correct |

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|---------------------------------|--|
|                                 | violations and civil penalties for failure to timely correct violations.   |
| Comprehensive                   | Cases in which HPD seeks the correction of all outstanding violations in a building and/or civil penalties for owners' failure to timely certify correction of violations and/or for failure to file a Multiple Dwelling Registration.   |
| Comprehensive Supplemental      | Cases in which HPD seeks a finding of contempt and/or additional civil penalties against landlords who have failed to comply with orders to correct violations.  |
| Heat and Hot Water              | Cases in which HPD seeks an order to restore and maintain heat and hot water at a residential building and civil penalties.  |
| Heat and Hot Water Supplemental | Cases in which HPD seeks a finding of contempt and/or additional civil penalties against landlords who have failed to comply with orders to provide heat and/or hot water.   |
| False Certifications            | Cases in which HPD seeks civil penalties against landlords who have falsely certified to HPD that violations were corrected when they had not been.  |
| Access Warrant                  | HPD commences cases seeking access warrants when HPD inspectors and/or contractors and crews sent by HPD have been denied access to inspect and/or to repair conditions in a residential building.   |
| 7A Proceedings                  | Cases in which HPD seeks the appointment of an administrator for a building based on conditions or acts dangerous to life, health or safety, harassment and/or deprivation of services   |
| CONH                            | Before applying to the Department of Buildings for a permit to demolish or reconfigure some buildings, including single room occupancy multiple dwellings and some multiple dwellings in several zoning districts, the owner must obtain a Certification of No Harassment ("CONH") from HPD. The owner submits an application and HPD investigates and determines whether to issue a CONH. If HPD determines that there is reasonable cause to believe that harassment occurred, a hearing is held before the Office of Administrative Trials and Hearing ("OATH"). After OATH issues its findings and recommendations, HPD determines whether to issue a CONH. A finding of harassment prevents the owner from obtaining certain types of demolition and alteration permits for three years in the case of single room occupancy multiple dwelling, or possibly permanently in properties located in certain Special Zoning Districts (unless the owner complies with an affordable housing requirement). |