

CHANGE IN HPD YEARLY REGISTRATION

Owners of buildings with three or more apartments must file an annual registration with the Department of Housing Preservation and Development (HPD) and it is an extremely important filing. It informs the city of where to find you should they need to reach you. In the past, when an owner sold his property, it was not unusual for that owner to receive notices from the city long after the sale, such notices including water and tax bills, violations, etc. It was almost impossible to get the former owner's name removed from the record if the new owner hadn't properly filed his own HPD registration.

On October 23, 2008, City Council passed a bill (Intro 824A) which, after Mayor Bloomberg signs, will become law in 180 days. Part of that bill resolves the problem. It gives the prior owner the right to invalidate his prior registration if the new owner hasn't filed his own form within 30 days after the sale. **The bill also expands the requirement to file down to one and two family homes (previously exempt) unless they are all or partially owner occupied (including the owner's family).**