

# Buildings news update

March 4, 2021

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## Permit Denials for Property Owners with \$25,000 or More Owed to the City of New York



As of **March 1, 2021**, as required by [Local Law 160 of 2017](#), the Department will deny New Building and Alteration-CO permits in DOB NOW if \$25,000 or more in covered arrears is owed to New York City with respect to the property for which the permit is being sought, or the owners of the property together owe \$25,000 or more in covered arrears to the City. Please read our [Service Notice](#).

### What are Covered Arrears?

"Covered arrears" may include any of the following that are not currently in the appeals process:

- Unpaid fines, civil penalties, or judgments entered by a court or OATH; and
- Unpaid and past due fees or other charges assessed by DOB.

### Owner's Attestation Requirement

Owners will have to answer the following two questions in the Owner's Attestation on Plan/Work (PW1) applications in DOB NOW: *Build*:

- Are \$25,000 or more in covered arrears, that are not currently in the appeals process, owed to the City with respect to the property for which the permit is being sought?
- Do the owners of the property owe, in aggregate, \$25,000 or more in covered arrears to the City?

Owners who answer '**Yes**' to one or both of the questions will not be allowed to request a permit in DOB NOW: *Build* for a New Building or Alteration-CO filing unless they certify that one of the exceptions listed in [Local Law 160 of 2017](#) applies.

For DOB NOW inquiries or support, please use the DOB NOW Help Form at [www.nyc.gov/dobnowhelp](http://www.nyc.gov/dobnowhelp).

## Filing Updates for Minor Plan Changes & Structural and Foundation Work



### Minor Plan Changes Require a Post Approval Amendment

Starting Monday, March 15, 2021, all minor plan changes for jobs after approval must be submitted as a Post Approval Amendment. Read the full [Service Notice](#).

- **For BIS Jobs:** An AI1 form for minor plan changes cannot be submitted in eFiling for jobs after approval unless it is submitted as a Post Approval Amendment (PAA). You will have to submit a PW1 with an [AI1 Additional Information form](#) that specifies that the submission is part of a PAA and specify the plan changes.
- **DOB NOW Jobs:** An AI1 for minor plan changes cannot be submitted to the [DOB help form](#) for jobs after approval. You will have to submit a Post Approval Amendment (PAA) in DOB NOW.

For [eFiling](#) and [DOB NOW](#) resources, visit the [DOB Industry page](#).

### DOB NOW: Build Structural and Foundation Work Type Guidelines

The recent upgrade and expansion of DOB NOW: *Build* now allows for all structural and foundation work to be filed under the structural or foundation work types. The [Interim Guidelines for Structural Work Type Filing](#) no longer applies and has been cancelled.

- For specific scopes of work, inspections, and subcategories available in [DOB NOW](#) that can be selected regardless of project size, please review the [Service Notice](#).

Visit our [DOB NOW Training Page](#) to register for training and to access step-by-step guides, FAQs, user manuals, and videos. For questions, please submit an inquiry at [www.nyc.gov/dobhelp](http://www.nyc.gov/dobhelp).

## Stay Up-to-date on the COVID-19 Vaccine Rollout in NYC



The COVID-19 vaccine is here and there are vaccination sites in all five boroughs.

New Yorkers who are eligible for the vaccine should visit [NYC.Gov/VaccineFinder](http://NYC.Gov/VaccineFinder) for information on the location of vaccination sites and available appointments.

For the latest news on the COVID-19 vaccine in New York City:

Text: 'COVID' to 692692

For updates in Spanish/Para noticias en español,

Text: 'COVIDESP' a 692692

Melanie E. La Rocca Commissioner

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