



NEW YORK STATE SENATOR

Martin J. Golden

Senator Golden Proposes Tough Penalties in an Effort to Fight Against Rash of Illegal Conversions in Community

MARTIN J. GOLDEN February 6, 2015

Brooklyn – State Senator Martin J. Golden (R-C-I, Brooklyn) today is announcing that he has introduced legislation, S. 3239, designed to improve public safety by increasing penalties for those who fail to obtain proper permits or certificates, prior to altering a multiple dwelling.

Additionally, this legislation will create penalties for individuals that allow an altered building to be inhabited.

The legislation arrives in the wake of an influx in illegal home conversions impacting Senator Golden's district. In spite of the efforts of the New York City Buildings Department working to stop illegal conversions, properties are being altered as such throughout the City on a regular basis. This bill would create a significant deterrent for those who may be considering illegally changing a multiple dwelling, by establishing felonies for violations of the law.

Senator Marty Golden stated "The issue of illegal conversions has been part of the conversation in our neighborhood for many years, but over the past couple of years, this problem has escalated at a pace never seen before. These illegal conversions are endangering those living in these conditions, our emergency service workers and destroying our quality of life. It is time that we address this problem and take strong action to halt this trend."

"Our schools are significantly above capacity and these illegal conversions have put a burden on our City resources. I look forward to working with my colleagues in City and State government to bring about stricter laws in an effort to end this problem," said Senator Golden.

Under this proposal, the owner of the dwelling would be charged with a Class D Felony when a person suffers physical injury in or around a property that has been converted illegally, without the proper permits or certifications. Owners would be charged with a Class C Felony in such instances of illegal alterations, where a person suffers serious physical injury.

The legislation also adds to the Multiple Dwelling Law an opportunity to hold accountable each individual who violates, or assists in violation of an alteration permit, with a fine of up to \$1,000 or imprisonment up to 30 days.