

TO: ALL RESIDENTS
REF: BUILDING-WIDE POLICY REGARDING SMOKING
DATE: NOVEMBER 1, 2018



Recently the City Council of New York enacted Local Law 147, entitled “Disclosure of Smoking Policies for Class A Multiple Dwellings” (“LL147”). LL147 requires all residential buildings in New York City, including co-ops and condos, to adopt a building-wide smoking policy.

The law requires that the copy of the smoking policy (and any material changes thereafter made to it) must be provided to all unit owners and tenants and publicly displayed in the building. The law also requires that the smoking policy be incorporated into the building’s house rules and to all transfer documents and sublease documents.

To that end, the Board of Managers has amended the House Rules to adopt the Rule #27 which sets forth the building’s policies on smoking. House Rule #27 is as follows:

HOUSE RULE #27

Smoking, including cigarettes, cigars or the use of pipes, electronic cigarettes or any other smoking apparatus, is prohibited in any common areas of the building including, but not limited to, the lobby, hallways, stairwells and roof. Smoking is permitted within the apartment so long as odors are not allowed to permeate into other apartments or the common areas of the building. Additionally, smoking is not permitted within 25 feet of the entrance to the premises.

This House Rule is effective immediately and all residents are expected to comply. Furthermore, this memorandum will serve as the required notification to owners and tenants as required under LL147. Notice of material changes, if any, will be provided in like manner to all owners and tenants. In addition, a copy of the smoking policy (and any future material changes thereto) will be permanently displayed on the lobby notice board in accordance with LL147.

Thank you,
Board of Managers