

THE ORSID

— DIGEST —

Q1 2025 Newsletter



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Composting Legislation

As part of New York City’s commitment to reducing waste and promoting sustainability, the Department of Sanitation (DSNY) has implemented a mandatory composting program for all residential buildings in the five boroughs. Composting is the natural process of recycling organic materials like food scraps and yard waste into nutrient-rich fertilizer that can enrich soil and plants. This initiative aims to divert organic waste from landfills and turn it into beneficial compost or renewable energy.

Composting Bins Composting bins must be 55 gallons or less, have a secure lid, be labeled and be lined with clear plastic, paper or a compostable bag to help keep it clean. Buildings with 4 or more units must provide a designated storage area for the labeled bins. Bins should be clearly marked with the building’s address to avoid theft. Bin decals are available free of charge on DSNY’s website.

What Does This Mean for Residents? All residential buildings are required to provide separate composting bin(s) so residents can dispose of food scraps, food-soiled paper, and yard waste separately from regular trash and recycling. DSNY will collect organic waste on a set schedule, just like recycling.

What Goes in the Compost Bin?

- Fruit & vegetable scraps
- Meat, dairy & bones
- Coffee grounds & tea bags
- Bread, pasta & rice
- Food-soiled paper (napkins, paper towels, greasy pizza boxes, etc.)
- Yard waste (leaves, flowers, plant trimmings, etc.)

What Should NOT be Composted?

- Diapers & hygiene or personal care products
- Animal waste
- Wrappers & packaging
- Foam products
- Metal or glass
- Non-food soiled paper
- Recyclables

How Can You Help?

- Deposit your composting in the designated bin(s) in your building.

- Secure organic waste properly: compostable bags or direct disposal into properly lined bins will help keep collection clean and odor-free.
- Ask questions: if you’re unsure about an item, check the DSNY website or contact your management professional.

Why Compost? Composting will significantly cut down on what is thrown away, reducing what is sent to landfill. Less trash means less waste management for the city. Additionally, NYC residents are eligible to receive free compost made in NYC at one of DSNY’s Compost Giveback Events should they want in for their own gardens or yards.

Composting also helps the environment. Organic waste in landfills produces methane, a potent greenhouse gas. According to the United States Environmental Protection Agency (EPA), landfills are the third-largest source of human-generated methane emissions in the United States. Composting helps reduce these emissions.

Composting is now a mandatory program, and non-compliance will result in fines for the building, after April 1, 2025. By embracing NYC’s composting program, residents will not only help protect the environment by reducing landfill waste and greenhouse gas emissions but also avoid costly fines and keep the buildings’ waste management under control. This makes composting a smart choice for both sustainability and financial responsibility.

A correction was made on April 1, 2025: An earlier version of this article misstated the date fines would begin. It is April 1, not May 1.



Rules for Outdoor Spaces

Outdoor space in a building is a highly desirable amenity for apartment owners, and an inviting feature for those searching for a new home. With limited city parks and public space, a roof garden or a courtyard can be an oasis for many. And those who have their own balcony, roof terrace and/or deck are fortunate to have uniquely private outdoor space in New York City. But these common and private outdoor areas must be managed and cared for with a list of rules, standards and expectations.

Roof garden rules and rules for private outdoor spaces are vital for successfully managing these valuable assets. This particular article will focus on shared common spaces: roof gardens and courtyards. A future article will focus exclusively on private terraces and other limited common elements. The rules are somewhat different for these private spaces, but safety and consideration are equally important.

Clear and reasonable rules, implicit and explicit, should be created by Boards and published each year in advance of the opening after the winter (or annually if your spaces are open year-round.) Consideration and thoughtfulness of your neighbors is paramount, as is safety; not just for those sharing the space at a given moment, but also those neighbors who live beside or below these amenities. Examples of being considerate are: not having parties or gatherings without building approval (if your building does, in fact, allow the roof garden or courtyard to be used for parties), limiting noise, not staying beyond the posted hours and not making a mess without cleaning it up, and protecting your neighbors below from leaks that may occur through the actions you take (or do not take). It is also crucial to reinforce the importance of rooftop safety measures to residents. Here are some tips:

- Access to rooftops should be limited and controlled by the building.
- Make sure roof decks and courtyard spaces are properly maintained and inspected, especially furniture. Make sure any drain covers or brick pavers are secure and free of debris.

- For safety and liability reasons, residents should not have access to the roof unless the building has a defined area, such as a deck with proper fencing and safety precautions and roofing material that has sufficient integrity to hold the potential weight of “full occupancy” of the space. Ask your building architect to consult with the roofing membrane manufacturer on weight limits and be very sure to have the architect confirm the thickness of the topping slab that serves as the actual roof under the layers of membrane and insulation.
- All roof decks or gardens must comply with local building codes and ideally should be listed on your certificate of occupancy.
- The formal rules that you distribute each year should also be posted. Be sure to put the year on the rules, so that the residents know the Board is regularly reviewing and amending them if/as needed. Limits on the number of residents and guests using the space as well as smoking and alcohol restrictions should most certainly be included.
- If your roof garden has a view of some annual spectacle, such as Fourth of July fireworks, you should absolutely adopt a separate and specific set of rules for this and other singular events.
- If your building allows the roof garden or courtyard to be reserved for a private gathering, be sure to set a limit on the number of guests in relation to the size of the roof. Establish a rental fee and/or deposit structure if you feel appropriate. Determine if food and drink can be served there or just carried up by individuals. Clearly define who is cleaning up after a gathering and establish set hours. The hours are not just for the consideration of your building’s residents, but also of your neighbors in surrounding buildings.

Before transforming an existing roof deck or courtyard for building use in addition to the guidance above, consider the following:

- Know your capacity limit (your building architect will guide you here).
- Create a firm set of rules.
- What type of furniture do you want to use in the area (umbrellas, tables and chairs, benches, lounges, etc.)? If the furniture could easily fly away with a heavy gust of wind, how will it be secured? Also, realize that high-quality teak or other furniture often has at least a 6–8-week delivery time upon ordering.

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Rules for Outdoor Spaces Continued

- Is a shaded area needed/desired? Do you create this with an awning? Or plantings? Or a pergola? Again, involve your architect as an awning will possibly need installation specifications such as anchors and accompanying waterproofing details. Have your landscaper or someone very familiar with plantings opine on any potential plant selections with respect to the amount of light, water and care required. To what extent might the plants chosen shed leaves (which could clog roof drains)? The weight of planters must also be considered, and your architect or landscaper can provide a soil protocol that incorporates some lightweight filler to augment the heavier planting soil.
- Building staff might have the skillset to maintain, and possibly install, an irrigation system. But an annual service contract with a qualified landscape company provides peace of mind at a low cost.
- Building staff can likely assist with yearly maintenance, such as power-washing, repairs, paint touch-ups or sealer on the furniture or planters. It is not advisable to entrust plant care to building staff unless they have proven landscaping skills. Even then, consider that this responsibility will take them away from their regular building duties for nine months of the year.

For any building with a roof garden or courtyard, a list of rules is critical. A comprehensive list of rules will help keep residents safe, can aid in protecting everyone if there is an accident and help keep the peace among neighbors. The following is a suggested list of rules for a Roof Garden/Courtyard:

- Provide the hours of resident accessibility so nearby apartments aren't disturbed. Open hours vary by Board but usually start at 8am or 9am and end around 9pm or 10pm. Dawn to dusk is a popular option for those with year-round operation.
- Specify areas of usage and any off-limit areas (ex. bare roof membrane sans pavers).
- Specify if cooking, barbecuing and alcohol consumption is allowed. Many buildings prohibit glass containers to avoid the risk of broken glass. Cooking would depend on compliance with the Department of Buildings and FDNY regulations.
- Determine whether guests are allowed and if there is a limit to the number of guests per resident. This may change for those singular events mentioned previously.

- Specify if smoking is permitted. Smoking in common indoor spaces in NYC buildings has been banned since 2018, but buildings have their own policies on whether residents can smoke inside their own apartment or in common outdoor spaces. Smoke-free buildings do not permit smoking in private or common outdoor amenity space.
- Residents should be reminded that they are responsible for the proper disposal of the trash they generate while on the roof or courtyard. Be sure to set a schedule with your staff for regularly emptying trash receptacles and general tidiness overall.
- If pets are allowed in your building but prohibited in the roof garden or courtyard areas, you must add a rule to specify this.
- If the outdoor area is compliant with municipal regulations and has a grill, rules should reflect that (including a reminder that residents must clean up when finished). The property should provide sturdy, safe barbecue utensils, and replace them as needed.
- Avoid things that could break or fly away. When you plan an al fresco meal, serve the food using something other than ceramic plates and glass cups. Residents should bring shatterproof plates and cups and be mindful if your roof garden is prone to high winds. Advise residents to plan accordingly.
- Specify that excessive noise is not acceptable. Many buildings prohibit the use of phones, tablets, sound equipment, etc., if you are not using headphones.
- An adult should accompany any children. Consider what age you want to cut off adult accompaniment requirements.
- Determine if you want to establish a dress code. Sunbathing may be encouraged or restricted, but again, this is a sanctuary for residents, and it should be as inviting a space as possible. Shoes should be mandatory for roof garden occupants.
- The Board should consider if establishing a rental agreement for large private parties (if allowed) is appropriate. Establish the maximum size of a party without an agreement as well. The agreement should ideally require a security deposit and possibly a fee to use the space.

The above list is a preliminary guide that we hope will help you when you develop your property's Outdoor Rules. Each property has its own unique set of needs and should develop additional rules accordingly. Please feel free to reach out to Orsid if you need assistance in drafting these rules.

Orsid Spotlight: Organizational Management Group

Orsid New York created the Organizational Management Group (OMG) system in 2021 to better communicate critical information and provide a robust platform for education in real time, to our employees who need it to effectively perform their jobs.

The business of Property Management has an ever-changing landscape of rules, compliance regulations and other elements that require constant attention and updating. Orsid keeps our front-line employees abreast of all of this crucial information by hosting regular Manager’s Meetings where these new rules and regulations are relayed and discussed at length.

Another critical element of the Manager’s Meetings and the OMG process is ongoing training for current industry issues. In the Manager’s Meetings, we will address critical cyclical processes such as Tax Abatements, Annual Budgets and Insurance Renewals. The training itself will occur during the Manager’s Meeting, but then the OMG Leaders are able to drill down further in their weekly OMG meetings. In that more intimate setting, employees can ask questions and seek clarification from their colleagues. The Executive Team is also continually reinforcing with the OMG Leaders the best way to take that high-level overview that occurs in the Manager’s Meetings and effectively dissect it in a more “line by line” fashion with their smaller groups.

Prior to creating the OMG, Manager’s Meetings were occurring weekly or bi-weekly depending on new developments and laws in the industry at the time.

These meetings often had 100+ people in attendance including the Executive Team, Account Executives, Associate Account Executives, Administrative Assistants, Controllers and Risk Management Department members. In an effort to present the information in a more thoughtful way, the OMG structure sought to deliberately supplement the Manager’s Meetings. Orsid decided to elevate its senior staff and turn them into OMG Leaders of 11 different OMG groups. We assigned every Orsid Account Executive, Associate Account Executive, Administrative Assistant and Controller to one of the OMG Leader’s groups. This smaller and more intimate group setting allows team members to ask questions and get clarification from any Manager’s Meeting topic or issue that might need further explanation, all while developing their interpersonal relationships and fostering a sense of teamwork and collaboration.

Since each OMG group has multiple departments represented within it, it allows for a better understanding of current issues. For example, when an Account Executive has a question about a financial issue, any Controller in their group can lend extra support on that specific topic. We have found that the full Manager’s Meetings are still a useful tool and a good time to gather as a large group, but that the weekly smaller OMG meetings serve a different purpose which is just as important. The OMG structure standardizes our level of service to all our buildings, ensures that all compliance regulations are being met and that there is insight at the executive level so that the Executive Team can step in as needed.

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Pictured above: Rob Mellman, Eric McPhee, Eileen Aluska, Susan Fitzpatrick, Laura Krasner, Dennis DePaola, Andre Kaplan, Naro Dzidzovic, Farhan Naseer, Neil Davidowitz, Jared Mosery, Ben Shuman, Don Skupinsky and John Devall

Orsid Spotlight: Organizational Management Group Continued

Orsid strives to foster a culture of feedback; we always want to hear from our employees on how we can help them more effectively accomplish their work and how they can work smarter, not harder. We apply that strategy to the OMG structure as well. The Executive Team meets with the OMG Leaders quarterly (sometimes more often, as necessary) to get their feedback. We are constantly making tweaks to the process to make it run as efficiently and effectively as possible. In an effort to give our Account Executives as many tools as possible to help them be the best Property Managers they can, we developed a few systems which stemmed from the OMG structure:

The Close of Business (COB) Report: this is a tracking system to ensure that critical tasks are completed. Each Account Executive is responsible for marking their COB to indicate when they have completed each task listed. OMG Leaders will review the COB report with their group in their weekly meetings – they also lend a hand and assist with any item where an Account Executive may be unsure how to proceed, have fallen behind, or needs help.

The Account Executive Dashboard: this is a tool that each Account Executive has which ties in with the COB and the OMG structure. It standardizes reporting across our portfolio so that the status of every building is captured, and nothing falls through the cracks.

In February, Orsid held our annual OMG Leader Breakfast. This was an opportunity for the OMG Leaders to have facetime with the Executive Team and give their feedback on the process. It was also a chance for the Executive Team to thank the OMG Leaders for their hard work. We hear often from our team, both new hires and longstanding team members, that they really feel supported in their role due in large part to the OMG structure and its supplemental tools.

Orsid continues to strive to provide our employees with the resources they need to ultimately serve our clients to the level we expect and that our clients deserve.



A Plan to Comply with Local Law 97

Local Law 97 (LL97) Climate Mobilization Act has been a hot topic of discussion for the last few years and is one of the most ambitious local efforts in the world to reduce carbon emissions. All buildings over 25,000 square feet in the five boroughs are required to file. The goal is to reduce NYC carbon emissions 80% by 2050. Carbon thresholds have been set for allowable carbon emissions from 2024 to 2030 and beyond. Roughly 80% of buildings are projected to carbon emission penalties for exceeding the 2030 threshold in 2031.

Over the past year, the NYC Department of Buildings (DOB) has published numerous draft rules which were only finalized in late 2024. The rules clarify what needs to be achieved for the annual filings of the building carbon emissions to comply with the law. Initial filings for many most “fair market” buildings are due by the initial deadline of April 30, 2025. Buildings with a few rent regulated apartments are given an additional two years for their initial filing but are still required to be under the initial 2024-2029 emissions cap. Buildings with more than 35% rent regulated apartments have a pathway to avoid LL97 filing and the related emission cap penalties but only if they timely implement 2025, energy conservation measures and only for so long as they remain above the 35% threshold.

The penalties for late filings under the law are calculated at \$0.50 per square foot per month. That means a 50,000-square-foot property (some of the smallest buildings required to file by law) that misses the compliance deadline would face a monthly fine of \$25,000! A moderately sized building of 100,000 square feet with 50-100 apartments would face monthly fines of \$50,000! Thankfully, the DOB has recently published extensions to August 29, all are available for those who have hired a Registered Design Professional (RDP) to do the initial filing. There are also fines of \$268 per ton of CO2 equivalent for buildings that exceed the carbon thresholds allowable under the law. While few buildings face this penalty for the initial 2024-2029 period, many buildings face five and even six figure penalties for being above the caps in 2030 and beyond unless they take measures to reduce their carbon footprint.

Here is what Orsid has been doing to remain vigilant

for our buildings to be timely filed and to avoid the very harsh penalties under the law. Orsid Energy has entered into a partnership with Aurora Energy Advisors and EnPower Group to handle the initial filings. Aurora Energy Advisors who have been working with us for more than a decade for LL84 Energy Benchmarking submissions, will continue to upload the initial data to the EPA Energy Star Portfolio Manager (ESPM) program. They will also be auditing all this data as this is essential to avoid the huge fines under the law. As the RDP, EnPower Group will be certifying all the data for our submissions including the overall Gross Floor Area (GFA), different use groups within the building and their individual GFA, and the energy data (electric, gas, or oil consumption and any on-site generation) through the city’s new Building Energy Analysis Manager (BEAM) online system. This site was only recently made operational on March 4, 2025, and the “bugs” are still being worked out.

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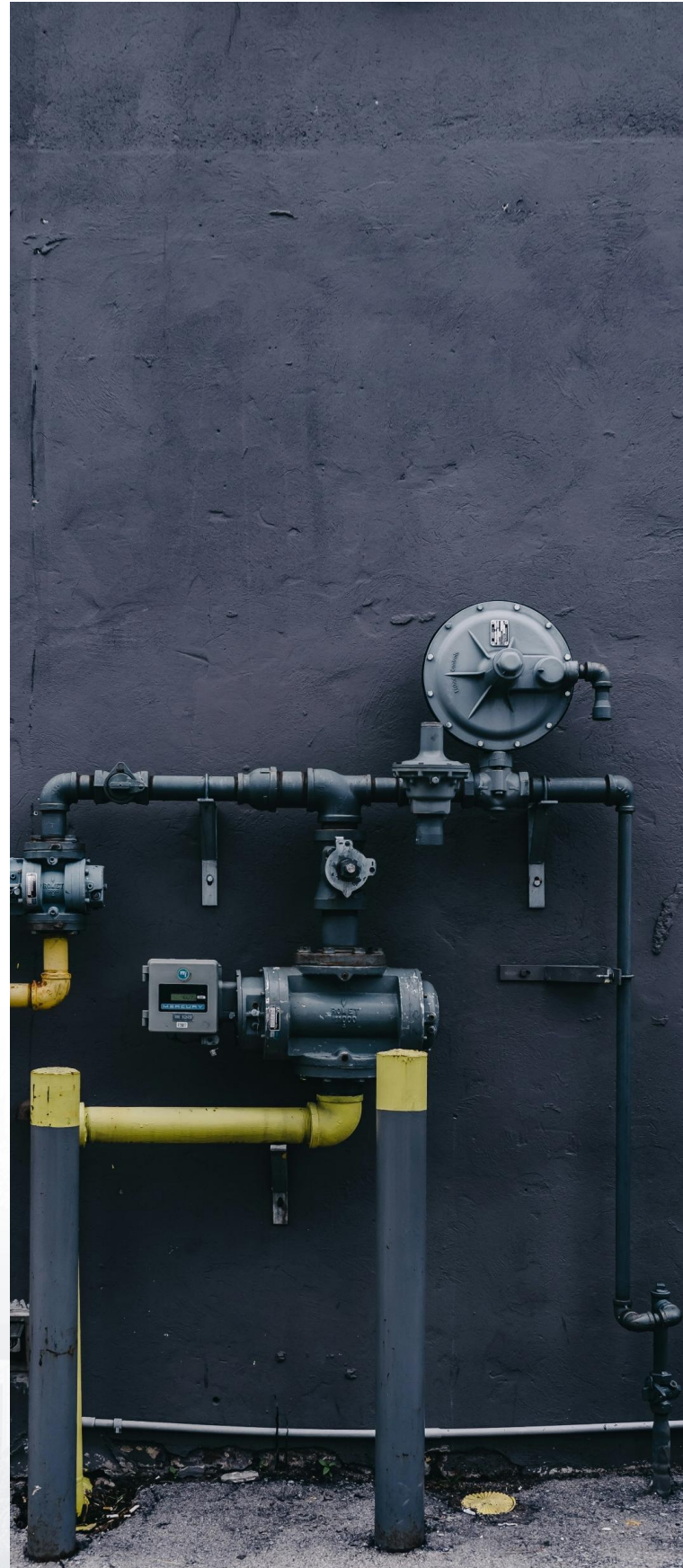
Buildings over 25,000 square feet will be required to meet new energy efficiency and greenhouse gas emissions limits by 2024, with stricter limits coming into effect in 2030, to reduce the emissions produced by the city’s largest buildings 40 percent by 2030 and 80 percent by 2050.

A Plan to Comply with Local Law 97 Continued

Thankfully, we have been working on this project for several years and made a recommendation for all buildings to have their GFA measured over a year ago. In December of 2024, the DOB made this a requirement for filing and stated that submissions with just the Department of Finance square footage numbers can be rejected as GFA is measured differently. As a result, thousands of building owners are rushing to have their GFA measured now and there are only so many RDPs available to make these calculations. While this has driven up the price for this service, our buildings still enjoy the bulk rate discount that we negotiated with EnPower Group over a year ago.

Orsid's partnership with EnPower and Aurora, will enable us to verify compliance through this complex process for all buildings that opt-in to this service. While buildings can choose to use a third-party provider, we will not be able to have our hands on the data necessary to verify these buildings receive any extensions needed to verify data nor will we be able to audit data submission from the utilities (Con Ed or National Grid) to verify their accuracy. Simple errors by utilities could lead to improper fines and penalties for either late filings or for erroneous reporting consumption that would put buildings over the carbon emission caps.

The LL97 Climate Mobilization Act is not only one of the most ambitious local efforts in the world to reduce carbon emissions but is likely the greatest compliance hurdle faced by our industry of Cooperatives and Condominiums in decades. By studying the law and rules carefully, monitoring all DOB updates and regularly educating our staff, we believe we have best positioned our clients to face this challenge. If you or your Board are in need of any guidance in this area, our Compliance team is happy to answer any questions you may have.



Corporate Transparency Act

Previous editions of this column detailed the “on again, off again” requirement to comply with filing Beneficial Ownership Information (BOI) of non-exempt Reporting Companies to the federal government before the end of 2024. As many of our Board Members will recall, this involved collecting personal information for filing with the Financial Crimes Enforcement Network (FinCEN), a bureau of the US Treasury Department for all board members as they came under the broad definition of someone who “exercises substantial control over” the reporting entity. Board Members may also recall that non-compliance carried very stiff penalties including civil fines of up to \$500 per day (capped at \$10,000) and criminal penalties of up to two years in prison for willful violations!

Several lawsuits filed throughout the country challenged the constitutionality of the law and some courts even issued stays against the enforcement of the law. On December 3, 2024, the US District Court for the Eastern District of Texas in the case Texas Top Cop Shop, Inc., et al., v. Merrick Garland, Attorney General of the United States, et al. issued a nationwide preliminary injunction against the enforcement of CTA. The US Department of Justice then appealed the Order to the Fifth Circuit, seeking an emergency stay. On December 23, 2024, a motions panel granted the stay, reinstating the CTA’s enforceability and extending filing deadlines to January 13, 2025, for most entities. However, this victory was short-lived. On December 26, 2024, a merits panel of the Fifth Circuit vacated the stay, reinstating the nationwide injunction. While all this judicial chaos was going on, there was a significant policy shift following the inauguration of the new President on January 20, 2025. On February 18, 2025, the Eastern District of Texas lifted its earlier block in a separate case, briefly reviving CTA enforcement. FinCEN set a new compliance deadline of March 21, 2025, but signaled it would not impose penalties until an interim final rule was issued — a concession to mounting pressure from the new administration.

Then, on March 2, 2025, a few weeks after the latest Eastern District decision, the Treasury Department announced in a dramatic reversal that it would suspend enforcement of BOI reporting requirements for US citizens and domestic entities, limiting the CTA’s scope to foreign reporting companies only. This decision, recently detailed in an [interim final rule](#), effectively guts the law’s application to the estimated 34 million corporations it originally targeted. The

newly issued interim rule exempts domestic reporting companies entirely from BOI requirements, including initial BOI reports and updates or corrections to previous reports. And foreign companies remain covered by BOI reporting requirements with notable new exemptions: They no longer need to report BOI of US individuals who are beneficial owners, and, similarly, US individuals are exempt from providing BOI to foreign reporting companies for which they are beneficial owners.

We want to thank all board members for bearing with us while we poured over the decisions, the news feeds and the myriad of rules on this topic for the past year!

Local Law 97 & Local Law 88

In order to meet the upcoming May 1st initial filing deadline for many fair market buildings covered by LL97, the “Climate Mobilization Act (CMA),” the NYC Department of Buildings (DOB) recently launched the NYC Building Energy Analysis Manager (BEAM) portal for Registered Design Professionals (RDPs) to certify building and energy consumption for 2024. In rolling out this new program, the city also announced that it will be used for RDPs to also verify compliance with LL88 of 2009, which required lighting and sub-metering upgrades for buildings. These upgrades were required to be implemented before the end of 2024 but there is a grace period to report compliance that the work has been completed until June 30, 2025. The same grace period applies to the initial filings for the CMA but once an RDP has been hired, an additional extension is available until August 29, 2025.

The DOB has been conducting a number of webinars covering all aspects of the law and filing process. Recordings of the webinars held to date and the upcoming series are available on the [DOB LL97 Greenhouse Gas Emissions Reductions webpage](#). Orsid has developed a plan for compliance for all buildings. Should you have any questions about the law and the plan for compliance, please contact your Account Executive or a member of our Compliance team.

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Legislative Update Continued

J-51 Reform Tax Incentive Program

The original J-51 tax incentive program expired for work completed after June 29, 2022, but a new version, the J-51 Reform Program (J-51 R), was created and signed into law on December 18, 2024, with the new program applying to work completed between June 29, 2022, and June 30, 2026. The J-51 R program provides potential property tax savings for eligible buildings in New York City that meet certain requirements. The program applies to alterations or improvements to an eligible building that commenced after January 1, 2020, and completed between June 29, 2022, and June 30, 2026, although construction must be completed within 30 months of commencement. Eligible construction must cost at least \$1,500 per apartment. For rental Buildings, at least half of the apartments must have rents below approximately 55-80% of the Area Median Income (AMI). For Co-ops & Condos, eligible buildings must have an assessed value (AV) of less than \$45,001 per apartment in the year construction began. This AV threshold makes the vast majority of Manhattan properties ineligible, however many Orsid buildings in the outer boroughs may still be eligible. Please note that the exact amount of potential tax savings and full eligibility criteria is not yet available, as we are awaiting the Certified Reasonable Cost Schedule, Qualifying Rents, and other guidance from the NYC Department of Housing Preservation and Development (HPD). However, HPD has released a [tentative schedule](#) which includes certain elevator replacement projects, energy efficiency measures such as insulation, boiler, window/door & roof replacements, domestic hot water tanks, BMS systems, heat pumps & ventilation upgrades. For properties that have already completed construction, applications are due **by April 18, 2025**. Other properties must apply within four months after construction is completed.

Sidewalk Bridge Reform Laws

As part of the City's "Get Sheds Down" program, on March 26, 2025, the NYC Council passed several bills to "strengthen the safety and efficiency of sidewalk shed management, including bills to shorten the duration of sidewalk shed permits" and to improve shed design. These bills include Intro. [391-A](#) which requires the DOB to complete a study and recommend new sidewalk shed designs including different colors, increased lighting and raising the minimum height from 8' to 12'. This bill would also require the DOB to promote the use of containment

netting as an alternative to sidewalk sheds where practicable. Intro. [393-A](#) would reduce the duration of shed permits for façade repairs from 1 year to 3 months, unless connected to demolition, a building alteration, or new building construction. The bill would also create new penalties for necessary repairs that are delayed above sidewalk sheds occupying the public right-of-way. Penalties would be enforced beginning with the second permit renewal, increasing based on the size and age of the shed. When renewing a shed permit, owners will have to provide proof of work done since the last renewal or provide documentation to explain any delays. Intro. [394-A](#) would extend the frequency of Façade Inspection Safety Program (FISP) inspections from every 5 years to a longer interval time between 6 to 12 years as set by new forthcoming DOB rules. However, the new FISP cycles would only become effective on October 1, 2026.

Intro. [661-A](#) would introduce new penalties for the failure to submit construction documents to DOB within 5 months of completion, failure to file necessary permit applications within 8 months, and failure to complete repairs within 2 years. Extensions would be available upon submission of proof that delays are unavoidable, and penalties would be tolled until an extension is granted or denied. DOB would determine the duration of an extension based on factors including size of building, scope of repair work, and necessary materials.

Radiator Inspection Bill Int. 925

[This bill](#) would require annual inspections of steam radiators located in apartments where a child under 6 resides and in the common areas of the buildings where such apartments are located. Inspection of a steam radiator would also be required if the owner knows or has reason to know about a potential defect or damage to the radiator. The required inspection would have to be conducted by a licensed plumber or someone under the supervision of a licensed plumber. Owners would be required to provide inspection reports, repair or replace any radiators with damage or a defect, and present notice to occupants to determine if a child under 6 resides in each unit. Owners would be liable for civil penalties for failure to comply with these requirements. REBNY is pushing to modify the bill if it is going to pass to expand the group of those qualified to perform inspections to include building maintenance personnel.



Welcome to Orsid

We have welcomed the following buildings to the Orsid family:

433 West 34th Owners Corp.

433 West 34th Street
New York, NY 10001

St. James's Tower Condominium Association

415 East 54th Street
New York, NY 10022

Excelsior 57th Corp.

303 East 57th Street
New York, NY 10022

301 East 50th Street Condominium

301 East 50th Street
New York, NY 10022

87th Street Owners Corp.

55 East 87th Street
New York, NY 10128

Arcadia Condominium

408 East 79th Street
New York, NY 10075

In Q1 2025, we have welcomed the following new associates to the Orsid family:

Kaswaree Narine Cleary, *Senior Account Executive*

Al Mayas, *Senior Vice President*

Henry Quintuna, *IT Support Specialist*

Lauren Park, *Operations Assistant Manager*



We hope you found this newsletter informative. If you have any questions or a story to share for a future edition, please email info@orsidny.com

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