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Do I Smell Gas...? A New Natural Gas Law is Coming to NYC in 2027

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Administrative Code §27-204

New York City has expanded the requirements for residential hazard detectors (i.e. smoke or carbon monoxide), now requiring the installation of natural gas detectors in most residential buildings.

The law is intended to protect residents in the event of a gas leak and to give advanced warning to avoid the risk of catastrophic damage, such as an explosion, due to a natural gas leak.

What Do Property Owners Need to Know?

Previously, residential buildings in New York City required detectors for both smoke and carbon monoxide in each residential unit. Now, pursuant to the amendment of Administrative Code §27-2045, natural gas detectors (NG detectors) will likewise be required.

Almost all non-owner-occupied multiple dwellings will now be required to have the devices installed by Jan. 1, 2027.

Property owners and management companies should start the process of installing NG detectors immediately to ensure total compliance with the new provisions by the effective date of Jan. 1, 2027. It is possible that the Department of Buildings could extend the deadline but that should not be relied upon.



(Photo: Shutterstock)

Check smoke detectors

Examine smoke detectors, fire alarms and carbon monoxide detectors to ensure they are working correctly and replace batteries if needed.

Other Requirements

Installation is just the first step. Property owners must keep all devices in good working order, replace them, if they break, are stolen, go missing, or are otherwise inoperable.

The code also requires that devices must be replaced when they exceed the manufacturer's suggested use/life for the device.

Importantly, the code requires that all installed NG devices have a feature to emit an audible alarm.

Notice / Rider Requirements

Similar to other hazard alarms, property owners must provide notice to residents either by a lease rider, where applicable, or if not, a written notice posted on the public spaces and mailed to tenants with proof of mailing.

The notices should contain information about the owner's instillation obligations, the occupant's maintenance responsibilities, the risks associated with natural gas leaks, and what occupants should do in case the alarm activates.

Charging for Replacement and Maintenance of Devices

While owners may charge tenants for replacement or maintenance for detectors, the likelihood of success should an owner choose to enforce the charge, increases exponentially if good records are maintained. Sometimes tenants take out the batteries, and sometimes they sabotage devices on purpose, but if you keep good records, it is possible to recoup the following:

$25 for each smoke detecting device, carbon monoxide detecting device, or natural gas detecting device;

$50 for each combined smoke and carbon monoxide detecting device, combined smoke, and natural gas detecting device, or combined carbon monoxide and natural gas detecting device; and

$75 for each combined smoke, carbon monoxide, and natural gas detecting device.

As with all compliance deadlines, starting the process sooner rather than later is the best practice and documenting your efforts is your only protection.

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