



JAMES G. DIBBINI  
& ASSOCIATES, P.C.

*Attorneys At Law*

TRUST. COMMITMENT. INTEGRITY.

## **Sprinkler System Notice Required for All Residential Leases**

December 3, 2014, all residential leases are required to clearly state in **bold** letters whether the premise has an operative and maintained sprinkler system. This requirement applies to every residential lease including vacancy leases and renewal leases. If there is an operative and maintained sprinkler system, the lease must also state the last date of maintenance and inspection for the system.

On May 29, 2014, Bill Number A07641A was introduced in The New York State Assembly and on August 5, 2014, Governor Cuomo signed the Bill into law as Real Property Law §231-A. This law took effect 120 days from its signing.

Real Property Law § 231-A states that:

Real Property Law §231-A. Sprinkler System Notice in Residential Leases

1. Every residential lease shall provide conspicuous notice in bold face type as to the existence of a maintained and operative sprinkler system in the leased premises.
2. For purposes of this Section, “Sprinkler System” shall have the same meaning as defined in Section One Hundred Fifty-Five-A of the Executive Law \*\*
3. If there is a maintained and operative sprinkler system in the leased premises, the residential lease agreement shall provide further notice as to the last date of maintenance and inspection.

*\*\*New York Executive Law 155-A (5) defines “sprinkler system” as follows: “Sprinkler system” shall mean a system of piping and appurtenances designed and installed in accordance with generally accepted standards so that heat from a fire will automatically cause water to be discharged over the fire area to extinguish it or prevent its further spread.*

NEWSLETTER

570 YONKERS AVENUE, YONKERS, NY 10704 (914) 965-1011



JAMES G. DIBBINI  
& ASSOCIATES, P.C.

*Attorneys At Law*

TRUST. COMMITMENT. INTEGRITY.

# NEWSLETTER

570 YONKERS AVENUE, YONKERS, NY 10704 (914) 965-1011

As there is no penalty provision in the law, the effect of noncompliance will not be known until a violation occurs and is sued upon. However, this law was passed, in part, with lobbying pressure from individuals and groups that have sadly, lost family members in residential fires. Further, Governor Cuomo has stated that “We have witnessed far too much senseless tragedy caused by avoidable fires”. Therefore, compliance with the law should be treated as a concern of great importance as penalties for noncompliance could be influenced by public perception and political pressure. At a minimum, leases should contain the following language in bold letters that are easily visible:

**The leased premises (choose one of the following) is / is not serviced by a maintained and operative sprinkler system that was last maintained on \_\_\_/\_\_\_/\_\_\_ and was last inspected on \_\_\_/\_\_\_/\_\_\_.**

Please contact James G. Dibbini & Associates, P.C. for information regarding this law or with any other real estate questions and concerns.

Our office also provides legal services in the areas of:

- Commercial & Residential Real Estate Closings
- Civil Litigation
- Landlord & Tenant Law
- Bank Representation
- General Business Law
- DHCR Representation
- Wills and Estates
- Zoning.

This James G. Dibbini & Associates, P.C. Newsletter is a publication of James G. Dibbini & Associates, P.C. All Rights Reserved. Quotation with attribution is permitted. This newsletter offers general information and should not be taken or used as legal advice for specific situations, which depend on the evaluation of precise factual circumstances. Please note that James G. Dibbini & Associates, P.C. does not undertake to update its publications after their publication date to reflect subsequent developments. Prior results do not guarantee a similar outcome. This publication may contain attorney advertising.