

SERVICE UPDATE

New Periodic Inspection Requirements for NYC Parking Structures

Beginning January 1, 2022, [Local Law 126 of 2021 \(Intro No. 2261-A\)](#) will require owners of parking structures to hire a NYS licensed and registered professional engineer to inspect the structure at least once every six years and file a report with the Department of Buildings documenting the results of the inspection that include:

- buildings, or portions of a building, used for parking or storing motor vehicles, including space inside or under a building
- open parking garages and enclosed parking garages as defined in the [NYC Building Code](#).

Exceptions

The following structures will not be required to comply with the new inspection requirements:

- autobody and automotive repair shops, automotive showrooms, and automotive service stations
- garages with occupancy of fewer than three cars
- unenclosed, unattached outdoor parking lots
- private garages serving one- and two-family homes.

DOB will adopt rules specifying the inspection cycles, report filing fees, and civil penalties related to the new inspection requirements.

Inspection Cycles

The first inspection cycle is anticipated to start January 1, 2022, and end December 31, 2023. Owners of parking structures located within Community Districts 1 through 7 in Manhattan will be required to have parking structures inspected and file the required report with DOB during this cycle. The filing dates for other community districts will be set out in DOB's rules.

More information about the inspection requirements, the proposed rules and the process for filing reports in DOB NOW will be available on [DOB's website](#) in the near future. Judgements