

**Local Law 48 of 2025** amends the NYC Administrative Code and Building Code to tighten how *sidewalk shed* permits are issued and enforced — with the goal of reducing sheds that sit idle for long periods instead of supporting actual façade or building repairs.

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## Key Requirements & Changes

### 1. Shorter sidewalk shed permit duration

- Sidewalk shed permits are now limited to **90 days** instead of longer terms (like one year).
- You *cannot renew* a permit until any outstanding penalties are paid.

### 2. Progress documentation required for renewals

- Starting with the *second renewal*, owners must submit a report by a licensed design professional showing that *actual work* is underway to address the façade condition that required the shed.
- If work isn't happening, penalties apply.

### 3. Escalating penalties for sheds left idle

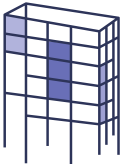
Once work isn't actively progressing, penalties increase based on how long the shed has been in place:

- **< 3 years:** ~\$10 per linear foot per month
- **3–4 years:** ~\$100 per linear foot per month
- **≥ 4 years:** ~\$200 per linear foot per month (capped at ~\$6,000/month)  
These penalties must be paid *before* a permit can be renewed.

### 4. Who *doesn't* have to comply?

Exemptions apply for:

- One- and two-family homes, and
- Sheds installed for new building construction, enlargement, or demolition work under proper permits.



## **Local Law 51 (2025) — Façade Repair Timeline & Penalties**

### **Purpose:**

Creates explicit deadlines and financial penalties for *completing façade repairs* once a sidewalk shed is issued — pushing owners to finish underlying work faster.

### **Key deadlines (fixed schedule):**

✓ **5 months** – Must file *complete construction documents* to fix unsafe façade condition.

✓ **8 months** – Must file an **acceptable work permit application** for repairs.

✓ **2 years** – Must **complete façade repairs**.

*(These milestones come with escalating penalties if missed.)*

### **Penalties:**

- Fines range from **\$5,000 to \$20,000** if the required paperwork and repair milestones aren't met on time.