

PROPERTY REGISTRATION FORM - IN

109153

11076257

House No	Street Name	Boro	Reg Due Date	Amount Due
111 REAR	SULLIVAN STREET	MN	8/31/2021	0.00

PROPERTY REG ID#

FORM SEQ NO

BLOCK# 00503

LOT# 0008

Review all the information printed in the shaded area of all sections. If any information in a shaded area no longer applies, draw a line through the old information. Type or print new information in block letters and numbers. Use black or blue ink only. Make all corrections below shaded area.

2. HPD has the form of ownership on file as **Other**. To change the ownership type, you must contact the Registration Assistance Unit or go online to obtain a form.

5. OTHER THAN INDIVIDUAL OWNERSHIP

5A. Corporation/Partnership/LLC/Other Name BO FREEMAN		Tax ID. Number 81101519		County Where Cert. of Doing Business NEW YORK		Are One or More Partners a Corporation ? NO	
Bldg No.(Bsn) 111	Street Name SULLIVAN STREET	Suite/Rm 2BR	City New York	State NY	Zip Code 10012	Telephone/Ext.: (646) 256-3609	
5A1. RESPONSIBLE PERSON #1 R		M.I. L	Last L		Title		Currently in Active Military Service? NO
Bldg No.(Business) 111	Street Name SULLIVAN STREET	Suite/Rm 2BR	City NEW YORKN	State NY	Zip Code 10012	Telephone/Ext.: (646) 256-2609	
House No.(Resident) 111	Street Name SULLIVAN STREET	Apt 2BR	City NEW YORKN	State NY	Zip Code 10012	Telephone: (646) 256-3609	
5A2. RESPONSIBLE PERSON #2		M.I.	Last		Title		Currently in Active Military Service?
Bldg No.(Business)	Street Name	Suite/Rm	City	State	Zip Code	Telephone/Ext.:	
House No.(Resident)	Street Name	Apt	City	State	Zip Code	Telephone:	

5B. PROVIDE INFORMATION IN 5B1 THROUGH 5B3 FOR ANY PERSON WHOSE SHARE OF OWNERSHIP EXCEEDS 25% (IF A CORPORATION) OR FOR THE GENERAL PARTNER FOR EACH LIMITED PARTNER WHOSE SHARE OF OWNERSHIP OF THE PARTNERSHIP/LLC EXCEEDS 25% (IF A PARTNERSHIP/LLC)

5B1.First Name		M.I.		LAST			
Bldg No.(Bsn)	Street Name	Suite/Rm	City	State	Zip Code	Telephone/Ext.:	
House No.(Rsdn)	Street Name	Apt	City	State	Zip Code	Telephone.:	
5B2.First Name		M.I.		LAST			
Bldg No. (Bsn)	Street Name	Suite/Rm	City	State	Zip Code	Telephone/Ext.:	
House No.(Rsdn)	Street Name	Apt	City	State	Zip Code	Telephone.:	
5B3.First Name		M.I.		LAST			
Bldg No. (Bsn)	Street Name	Suite/Rm	City	State	Zip Code	Telephone/Ext.:	
House No.(Rsdn)	Street Name	Apt	City	State	Zip Code	Telephone.:	

6. MANAGING AGENT INFORMATION

Designated by the Owner to oversee the operation of the property.

Company Name (If applicable) ZUCKER ORGANIZATIONS		Tax ID. Number 811-01519		First Name R		M.I. L	LAST L		Currently in Active Military Service? NO	
Email : BONDSTR@PROTONMAIL.COM										
Bldg. No. (Bsn) 111	Street Name SULLIVAN STREET	Suite/Rm 2BR	City New York	State NY	Zip Code 10012	Telephone/Ext.: (646) 256-3609				
House No.(Rsdn) 111	Street Name SULLIVAN STREET	Apt 2BR	City NEW YORKE	State NY	Zip Code 10012	Telephone.: (646) 256-3609				

DO NOT CHANGE THE PRE-PRINTED PROPERTY ADDRESS ON THIS FORM.

DO NOT USE THIS FORM FOR ANY OTHER PROPERTY.

7. SITE MANAGEMENT INFORMATION Enter the name and telephone number of a nearby Responsible Individual (e.g., superintendent, building manager) who can also be contacted in the event of an emergency regarding this property.

Site Manager's Name : First R	M.I. L	LAST L	Telephone/Ext.: (646) 256-3609
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8. IS THE ENTIRE PROPERTY LEASED TO ONE INDIVIDUAL OR A CORPORATION OR PARTNERSHIP/LLC ? **NO**

Refers to a single lease for the entire property and does not refer to the rental of individual units.

9. LESSEE INFORMATION Enter information about the Corporation/Partnership/LLC (if appropriate) and/or the Individual leasing the entire Property.

Corporation/Partnership/LLC/Other Name		First Name		M.I.	LAST		
Bldg. No. (Bsn)	Street Name	Suite/Rm	City	State	Zip Code	Telephone/Ext.:	

10. CONFIDENTIAL 24-HOUR PHONE NUMBER(S)

Enter the names and confidential 24-hour telephone numbers (in the NYC metropolitan area) of the Owner and/or one or more Responsible Persons who can be contacted in the event of an emergency regarding this property.

Telephone/Ext.: (646) 256-3609	First RL	Last RL	Telephone/Ext.: (646) 256-3609	First RLRL	Last RL
Email :			Email : BONDSTRT@PM.ME		

This Property Registration form must be SIGNED and DATED by BOTH the MANAGING AGENT indicated in Section 6 and the PROPERTY OWNER indicated in Section 3 or 5. Photocopied signatures and dates are not valid.

I CERTIFY THAT ALL STATEMENTS MADE HEREIN ARE TRUE AND CORRECT.

False Statements Are Punishable Under Section 27-2096 of the NYC Housing Maintenance Code.

11. MANAGING AGENT SIGNATURE _____ **Date** _____

I CONSENT TO THE DESIGNATION AS MANAGING AGENT OF THE ABOVE PROPERTY.

I AM AT LEAST 21 YEARS OLD.

12. OWNER SIGNATURE _____ **Date** _____

I AM A PERSON WITH DIRECT OR INDIRECT CONTROL OVER THIS PROPERTY.

I AM SIGNING IN MY CAPACITY AS:

- ☐ Individual Owner ☐ Joint Owner ☐ Officer ☐ General Partner ☐ Limited Partner
- ☐ Receiver ☐ Executor ☐ Trustee ☐ Other (specify) _____

13. RECYCLING COORDINATOR: The Department of Sanitation seeks the ability to distribute non-enforcement related notifications and educational information regarding residential recycling via email. Emails will only be sent two (2) times per year. Please provide the name and email address of the appropriate person.

First Name	Middle Initial	Last Name	Telephone/Ext:
R		L	
Email	BONDSTRT@PROTONMAIL.COM		

Role at Property (Select One Only):

- ☐ Owner ☐ Resident ☐ Super ☐ Facilities Manager ☐ Porter ☐ Doorman ☐ Property Manager
- ☐ Board Member ☒ Other (specify) **MULTI-SECTIONAL**

14. LOCAL LAW 1 of 2004 - LEAD-BASED PAINT

Local Law 1 of 2004 establishes that there is a presumption of lead-based paint in a building if it is 1) tenant occupied; 2) built prior to 1960; and 3) a child under the age of six resides in the unit. "Resides" means to live in the apartment or to routinely spend ten or more hours in the apartment each week. The law outlines requirements for identifying where a child under 6 resides, required even if the owner believes they know the ages of the occupants, and how those apartments must be maintained. The law has additional requirements for all tenant-occupied apartments built prior to 1960, regardless of the age of the occupants. The law applies to studio apartments (zero bedroom) as well. The law also applies to buildings built between 1960 and 1978 if lead-based paint is known to exist. Owners must retain records of all of the required activities for at least 10 years and provide the records to HPD on request. HPD may audit these records and is more likely to do so if your building has a history of lead-based paint violations or other indications of poor maintenance. Penalties may be significant for failure to conduct these activities and maintain these records. More information is available on the HPD website, including sample forms to assist with recordkeeping: nyc.gov/lead-based-paint.

Exemption: Major alterations to the building do not automatically exempt the building from these requirements. In order to be exempt from the requirements, an owner must apply for and receive exemption issued directly from HPD. The application for exemption is available on the HPD lead-based paint webpage. There are additional reasons a building may be excluded from the requirements of Local Law 1 and those are addressed under Question 1.

Year Built: HPD records indicate that your building was built prior to 1960 or, if built between 1960 and 1978, has had lead-based paint violations issued, which indicates the presence of lead-based paint. Under both of these year-built parameters, you are required to comply with the requirements of Local Law 1. If you disagree with the year built in HPD records (meaning your Certificate of Occupancy (COO) shows that a new building was erected after January 1, 1960), please email HPD at codevios@hpd.nyc.gov and provide the following so HPD can update its records: building address; borough; and correct information for the year built, including supporting documentation such as the COO. **Note:** Major alterations do not affect the year-built requirements. See "Exemption" above.

Question 1: I certify that this property: (select one):

- ☐ Is a condominium or cooperative property where either all units are owner occupied, therefore, this property is not required to comply with Local Law 1 requirements, **or** individual owners who lease their unit are legally responsible for performing Local Law 1 requirements by the condominium/cooperative board or management company. (**STOP** - You do not have to answer any additional questions.)
- ☐ Is a one- or two-family home where no units are rented. Therefore, this property is not required to comply with Local Law 1 requirements. (**STOP** - You do not have to answer any additional questions.)
- ☐ Has an exemption(s) granted by HPD which cover all units within the property. Therefore, this property is not required to comply with Local Law 1 requirements. (**STOP** - You do not have to answer any additional questions.)
- ☐ Is required to comply with Local Law 1, but I purchased this property in the last year and was not provided records by the previous owner. (**STOP** - You do not have to answer any additional questions but you should review them for awareness. You will be required to answer the rest of these questions next year.)
- ☐ Is a one- or two-family home where at least one unit is occupied by persons who are not part of the owner's family. Local Law 1 has been amended to include this property for compliance with all requirements of the law, effective February 11, 2021. If the property continues to be rented, this property will be required to report on Local Law 1 compliance starting in 2022 so please review the questions below for future compliance. However, please be advised that this property has been required to perform the turnover requirements in the law since Local Law 1 became effective in 2004. (Administrative Code Section 27-2056.8) (Continue to Questions 8 and 9 only.)
- ☐ ☒ Is required to comply with Local Law 1. (**Continue** from **Question 2.**)

Answer each question below for the previous calendar year.

Question 2: Did the owner send the required lead-based paint Annual Notices asking about whether a child under six resides in the unit to a tenant in each unit in the building? (Administrative Code Section 27-2056.4).

- ☐ Yes
- ☐ No

On File: YES

Question 3: Did the owner take appropriate action to obtain this information if a tenant did not respond to the notice. (Administrative Code Section 27-2056.4)

- ☐ Yes
- ☐ No
- ☐ Not applicable because all tenants responded.

On File: NO

Question 4: Were there any children under six that routinely spend 10 or more hours each week in the building, based on the annual notice and investigation referenced above?

- ☐ Yes - **Continue on from Question 5.**
- ☐ No - **Continue on from Question 8 (Skip questions 5, 6 and 7).**

On File: YES

Question 5: Did the owner take appropriate action to conduct inspections for lead-based paint hazards in dwelling units where a child under six routinely spends 10 or more hours each week and/or documented where access could not be gained before the end of the calendar year? (Administrative Code Section 27-2056.4)

- ☐ Yes
- ☐ No

On File: NO

Question 6: Did the owner take the appropriate action to correct any lead-based paint hazards identified by the annual inspection and such correction was done by appropriately certified contractors. (Administrative Code Section 27-2056.4 and 27-2056.11)

- ☐ Yes
- ☐ No
- ☐ Not applicable because no lead-based paint hazards were found.

On File: NO

Question 7: Did the owner require that all repair and construction work on painted surfaces at the property that disturbed lead-based paint surfaces or surfaces covered by paint of unknown lead content be performed following the safe work requirements in HPD's lead rules? (28 RCNY Chapter 11) (Administrative Code Section 27-2056.11)

- ☐ Yes
- ☐ No
- ☐ Not applicable because no repair or construction work that disturbed lead-based paint surfaces or surfaces covered by paint of unknown lead content was performed.

On File: NO

Question 8: If turnover occurred, did the owner perform the appropriate inspection and lead-based paint work related to vacancy and turnover of any dwelling unit at the property before the new tenant took/takes occupancy. (Administrative Code Section 27-2056.8)

- ☐ Yes
- ☐ No
- ☐ Turnover did not occur in the previous calendar year.

On File:NO

Question 9: Is the owner aware that XRF lead-based paint testing must be completed in all units by August 9, 2025 and that, if a child under six comes to routinely spend 10 or more hours each week in any unit after August 9, 2020, the XRF testing must be completed within one year of occupancy, whichever is sooner? (Administrative Code Section 27-2056.4)

☐ Yes

On File: YES

☐ No

Question 10: Does the owner have the documentation relating to compliance with all the above requirements for the previous calendar year?

☐ Yes

On File: NO

☐ No

IMPORTANT NOTE: COMPLETING THE PROPERTY REGISTRATION FORM AND RETURNING IT TO HPD IS NOT THE SAME AS REGISTERING YOUR BUILDING AND APARTMENTS WITH THE NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL (DHCR). IF YOUR PROPERTY IS SUBJECT TO RENT STABILIZATION PURSUANT TO LAW, RULE OR REGULATORY AGREEMENT, YOU MUST REGISTER YOUR BUILDING AND APARTMENTS WITH DHCR ANNUALLY BY JULY 31ST.

If you have the Owner's Power of Attorney and are signing for the Owner, a copy of the notarized Power of Attorney must accompany the Registration form.

RETURN THIS FORM TO: HPD, PO, BOX 3888, CHURCH STREET STATION, NEW YORK, NY 10008-3888
TELEPHONE (212)863-7000 FOR ASSISTANCE IN COMPLETING THIS FORM, MONDAY THROUGH FRIDAY
BETWEEN 9 AM-6 PM (July-October) and 9 AM-5 PM (November - June)

Office Use Only- Do Not Write Below This Line.

Agent	Owner

RHM FORM 520 (Rev. 5/2020)
Side 2