HPD Open Data

Violations

Pursuant to New York City's Housing Maintenance Code, the Department of Housing Preservation and Development (HPD) issues violations against conditions in rental dwelling units that have been verified to violate the New York City Housing Maintenance Code (HMC) or the New York State Multiple Dwelling Law (MDL). Violations are issued when an inspection verifies that a violation of the HMC or MDL exists. It is closed when the violation is corrected, as observed/verified by HPD or as certified by the landlord.

There are two violation files available:
ALL OPEN VIOLATIONS: This file contains all open violations at the time of the report production, which is the first day of each month. An open violation is a violation which is still active on the Department records. The property owner may or may not have corrected the physical condition. The processes for having violations dismissed are described at
http://www1.nyc.gov/site/hpd/owners/compliance-clear-violations.page

- here. If a violation is open and closed in the same month, it will never appear in this file.
- Monthly status change: The violation information in this file is updated monthly. Each file, except the first for September, 2012, will contain the information about violations that were opened or closed during the month covered by the file. A violation will be added to the file based on the date it was approved by HPD. The first file for September, 2012, contains all violations open as of September 30, 2012 as well as those closed in September, 2012. In most cases, a violation will be opened in one month and closed in another. In that case there will be an entry identified by the violation's ViolationID in the first month showing that the violation was opened and an entry with a matching ViolationID in the second month showing that the violation was closed. If a violation happens to be opened and closed in the same month, there will be one entry for that violation, showing its creation date as well as its closed status.

Violations are identified by a ViolationID.

FILE STRUCTURE CHANGE NOTES
Note also that in files before the file available on November 1, 2013, violations were included based on the date the Notice of Violation was issued.

File Date of Change	Change
October 1, 2013	Apartment and story fields added
October 1, 2013	Range of values for CurrentStatus expanded
October 1, 2013	File contains all open violations , not only violations with a status change in September 2013
March 1, 2014	ApprovedDate field added
March 1, 2014	File contains all open violations, not only violations with a status change in February 2014
August 1, 2014	Format of pipe-delinated files changes to include the numeric value assigned to LookUp Value elements

Data Dictionary

The Violation information is provided in two formats: XML and pipe-delimited values text.

XML File Format

The XML file is named Violationsyyyymmdd.xml, where the date indicates the last day of the month covered by the file. Schema files defining the XML format are included in the zip package containing this file. The root schema file is called "services.hpd.gov.xsd". The XML structure contains the following major elements:

ViolationOpenData

Description – a brief description of the data set

InformationURL – a URL where related information can be found

SourceAgency – the agency providing the data (HPD)

SourceSystem – the agency's system for managing the data

StartDate – the start date of the period covered by the file

EndDate – the end date of the period covered by the file

Violations

Violation (one or more)

<multiple elements; see below>

The ViolationOpenData element is the root element and contains some descriptive elements as well as the Violations collection, which contains Violation elements. Each Violation element contains elements about the building, the violation, and the associated Notice of Violation (NOV) sent to the owner or other responsible party.

ViolationOpenData Element Element Name	Data Type	Description
Description	String	a brief description of the data set
InformationURL	String	a URL where related information can be found
SourceAgency	String	the agency providing the data (HPD)
SourceSystem	String	the agency's system for managing the data
StartDate	dateTime	the start date of the period covered by the file
EndDate	dateTime	the end date of the period covered by the file

Violation Element Element Name	Data Type	Description
ViolationID	Long	Unique identifier of Violation
BuildingID	Long	Unique identifier of building
RegistrationID	Long	Unique identifier of valid registration information
Boro	LookupValue	Address information for the building

HouseNumber	string	
LowHouseNumber	string	
HighHouseNumber	string	
StreetName	string	
StreetCode	Long	
Zip	string	
Apartment	string	Apartment with violation, if applicable
Story	Int	Floor of violation
Block	Int	Tax block for building
Lot	Int	Tax lot for building
Class	string	Indicator of seriousness of the violations, where A is the least serious and C is the most serious
InspectionDate	dateTime	Date when the violation was observed
ApprovedDate	dateTime	Date when the violation was approved
OriginalCertifyByDate	dateTime	Original date by when the owner was to inform HPD that the violation as corrected
OriginalCorrectByDate	dateTime	Original date by when the owner was to correct the violation
NewCertifyByDate	dateTime	If a postponement is granted, a new certify by date is established.
NewCorrectByDate	dateTime	If a postponement is granted, a new correct by date is established.
CertifiedDate	dateTime	Date when the violation was certified by the owner.
OrderNumber	string	Reference to the abstract description of the violation condition which cites a specific section of the law which is in violation
NOVID	Long	Unique identifier of the Notice of Violation sent to the owner
NOVDescription	string	Description of the violation
NOVIssueDate	NOV	Date when the NOV was sent
CurrentStatus	LookupValue	Violation status (see below for details)
CurrentStatusDate	dateTime	Date when the current status when into effect

Boro LookupValue Element Element Name	Data Type	Description
GroupName	String	"Boro"
SeqNo	Long	Boro code (1 = Manhattan, 2 = Bronx, 3 = Brooklyn, 4 = Queens, 5 = Staten Island)
ShortName	String	"MN", "BX", "BK", "QN", "SI"
LongName	String	"Manhattan", "Bronx", "Brooklyn", "Queens, "Staten Island"
Order	Int	Not applicable

CurrentStatus LookupValue Element Element Name	Data Type	Description
GroupName	String	"ProblemStatus"
SeqNo	Long	See below
ShortName	String	See below
LongName	String	See below
Order	Int	Not applicable

CurrentStatus Values

SeqNo	ShortName	LongName	Definition
1	OPEN	VIOLATION OPEN	The violation is active and still requires action from the owner or the violation has been properly certified and is pending the statutory period for reinspection or dismissal.
2	NOV SENT	NOV SENT OUT	The Notice of Violation was sent to the registered owner or "Owner of the Premises".
3	NOV CERT	NOV CERTIFIED ON TIME	The violation was certified as corrected by the Owner on time and properly. For more information on certification, see XXX.
4	NOV LATE	NOV CERTIFIED LATE	The violation was certified as corrected by the Owner but was not submitted to HPD in a timely manner. Therefore, the certification was not acceptable.
6	POSTP GRANT	CERTIFICATION POSTPONMENT GRANTED	The property owner applied to HPD to extend the correction date for the violation, and HPD granted the request. The new correction and certification date is in the columns NEW CORRECT BY DATE and NEW CERT BY DATE.
7	POSTP DENIED	CERTIFICATION POSTPONMENT DENIED	The property owner applied to HPD to extend the correction date for the violation, and HPD denied the request. The condition must be corrected by the original correction date.
8	FALSE CERT	FALSE CERTIFICATION	The violation was certified as corrected by the Owner on time and properly. A subsequent re-inspection of the condition by HPD found that condition had not been properly corrected. The violation is open and is subject to civil penalties for false certification.
11	OPEN	VIOLATION WILL BE REINSPECTED	HPD will be attempting to reinspect this violation.
19	DISMISSED	VIOLATION CLOSED	The violation has been closed.

20	DEFECT LETTER	DEFECT LETTER ISSUED	The violation condition was observed corrected by the Department. However, documentation required to close the violation has not yet been received and the violation remains open.
21	NOT COMPLIED	NOT COMPLIED WITH	A reinspection of the violation found that the condition still exists as of the status date.
22	1 NO ACCESS	FIRST NO ACCESS TO RE-INSPECT VIOLATION	HPD attempted to reinspect the violation but there was no access. The violation remains open.
23	2 NO ACCESS	SECOND NO ACCESS TO RE-INSPECT VIOLATION	HPD made a second attempt to reinspect the violation but there was no access. The violation remains open.
24	OPEN	VIOLATION REOPEN	The violation was returned to open status from closed.
27	INFO NOV SENT	INFO NOV SENT OUT	Info NOVs are notice that an order has been issued by the Department. These orders do not have associated certification or correction dates and are used to serve notice upon current and future owners regarding open agency Orders.
28	CERT INVALID	INVALID CERTIFICATION	A certification has been submitted but was not acceptable due to a defect in the certification documentation.
36	PARTIAL ACCESS	COMPLIED IN ACCESS AREA	This status applies only to window guard violations. An inspection resulted in a finding that some window guards had been installed, but that there was no access to confirm installation in all windows.

Pipe-Delimited Values File Format

The pipe-delimited values text file is named Violationsyyyymmdd.txt, where the date indicates the last day of the month covered by the file. The pipe-delimited values text file contains as columns the elements of the Violation element listed above. The only difference in the column contents is that for elements defined as LookupValues, only the numeric value (starting with the August 1, 2014 release) and the long name appear in the file. The first record in each file has the column headers. For elements defined as LookupValues there will be two columns. The first contains the numeric value (SeqNo in the XML file); its column header is the element name concatenated with "ID". The second contains the long name; its column header is the element name. Note that the ViolationOpenData element does NOT appear in the pipe-delimited values text file.