HPD Open Data

Litigation

The Department of Housing Preservation and Development (HPD) Housing Litigation Division (HLD) initiates' actions in the Housing Court against owners of privately-owned buildings to enforce compliance with the housing quality standards contained in the New York State Multiple Dwelling Law and the New York City Housing Maintenance Code. HLD attorneys also represent HPD when tenants initiate actions against private owners. HPD is automatically named as party to such actions. The goal of these court proceedings is to obtain enforceable Orders to Correct, Civil Penalties (fines) and Contempt Sanctions, compelling owners to comply with the Housing Code.

Under local law, the owner of a single room occupancy multiple dwelling must obtain a "Certification of No Harassment" from HPD before applying to DOB for a permit to demolish or reconfigure the building. This process is intended to ensure that the owner did not further its proposed demolition or construction project by harassing tenants into leaving. HLD investigates to determine whether harassment occurred during the statutory review period. If HPD determines that there is reasonable cause to believe that harassment occurred, an OATH hearing is held at which HLD presents the City's case. A finding of harassment prevents the owner from obtaining a demolition or alteration permit for three years. HPD also performs this function for the Special Zoning Districts which are subject to a similar provision (though not limited to SROs), under the Zoning Resolution. These districts are currently Clinton, Hudson Yards, West Chelsea and Greenpoint-Williamsburg.

The Judgment Enforcement Unit (JEU) enforces the money judgments obtained by HLD in the actions to enforce the Housing Maintenance Code.

This file contains:

1. All cases commenced by HPD or by tenants (naming HPD as a party) in the Housing Part of New York City Civil Court since August 2006 seeking orders directing landlords of residential property to correct violations or to comply with the requirements of the Housing Maintenance Code and/or awarding HPD civil penalties.
2. All cases commenced by HPD in the Housing Part of New York City Civil Court since August 2006 seeking the appointment of an administrator pursuant to Article 7A of the Real Property Actions and Proceedings Law.
3. All applications filed with HPD since August 2006 seeking a certification of no harassment.

Some cases and applications filed before August 2006 are also noted. The decision date reflects the date of the last decision made in the matter. There may be other earlier relevant decisions.

The following are the descriptions of the case type data contained in this file:

Value	description
Tenant Action	Cases commenced by one or more residential tenants against their landlords (and naming HPD as a party) seeking an order to correct violations and civil penalties for failure to timely correct violations
Comprehensive	Cases in which HPD seeks the correction of all outstanding violations in a building and/or civil penalties for owners' failure to timely certify correction of violations and/or for failure to file a Multiple Dwelling Registration
Comprehensive Supplemental	Cases in which HPD seeks a finding of contempt and/or additional civil penalties against landlords who have failed to comply with orders to correct violations
Heat and Hot Water	Cases in which HPD seeks an order to restore and maintain heat and hot water at a residential building and civil penalties
Heat and Hot Water Supplemental	Cases in which HPD seeks a finding of contempt and/or additional civil penalties against landlords who have failed to comply with orders to provide heat and/or hot water.
False Certifications	Cases in which HPD seeks civil penalties against landlords who have falsely certified to HPD that violations were corrected when they had not been
Access Warrant	HPD commences cases seeking access warrants when HPD inspectors and/or contractors and crews sent by HPD have been denied access to inspect and/or to repair conditions in a residential building
Judgment Enforcement	When the Court issues a judgment against the owners of a building awarding civil penalties to HPD and the owners do not pay the amount due, HPD undertakes a variety of methods to collect the money due. The actions that HPD takes are called judgment enforcement.
7A Proceedings	Cases in which HPD seeks the appointment of an administrator for a building based on conditions or acts dangerous to life, health or safety, harassment and/or deprivation of services
CONH	Before applying to the Department of Buildings for a permit to demolish or reconfigure some buildings, including single room occupancy multiple dwellings and some multiple dwellings in several zoning districts, the owner must obtain a Certification of No Harassment ("CONH") from HPD. The owner submits an application and HPD investigates and determines whether to issue a CONH. If HPD determines that there is reasonable cause to believe that harassment occurred, a hearing is held before the

	Office of Administrative Trials and Hearings ("OATH"). After OATH issues its findings and recommendation, HPD determines whether to issue a CONH. A finding of harassment prevents the owner from obtaining certain types of demolition and alteration permits for three years in the case of single room occupancy multiple dwellings and permanently (unless the owner complies with an affordable housing requirement) in the case of other properties.

The information contained in the file will be updated on a monthly basis with a full replacement of the data.

A change was implemented starting with the file available on August 1, 2014. The format of the pipe-delimited files was changed to include the numeric value assigned to LookupValue elements. For more details, see the description of the pipe-delimited files at the end of this document.

Data Dictionary

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

XML File Format
The XML file is named Litigationyyyymmdd.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 is pretty simple, containing the following major elements

LitigationsOpenData
      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 last day of the month covered by the file
      EndDate – empty
      Litigations
            Litigation (one or more)
                  <multiple elements; see below>

The LitigationsOpenData element is the root element and contains some descriptive elements as well as the Litigations collection, which contains Litigation elements. Each Litigation element contains elements about the building and the litigation.

LitigationsOpenData 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 last day of the month covered by the file
EndDate	dateTime	empty

Litigation Element

Element Name	Data Type	Description
LitigationID	long	Unique number identifying the case
BuildingID	long	Unique identifier of building
Boro	LookupValue	Borough (see Boro below)
HouseNumber	String	Principle house number
StreetName	String	The normalized street name associated with a given Geosupport Information System (GIS) Street Code
Zip	String	Zipcode for the property
Block	int	Number assigned by DoF identifying the tax block the lot is on
Lot	int	Unique number assigned by DoF within a block identifying a lot
CaseType	String	The purpose of the litigation
CaseOpenDate	DateTime	Date the case was opened
CaseStatus	String	The status of the case
CaseJudgment	String	The final judgment if any for this case

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

Pipe-Delimited Values File Format

The pipe-delimited values text file is named Litigationsyyyymmdd.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 Litigation 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 LitigationsOpenData element does NOT appear in the pipe-delimited values text file.