{#zoningDetails}**Current Owner:** {ownername}{/zoningDetails}

{#violertsData}**Address:** {address}{/violertsData}   
**Date Generated:** {currDate}

**­­{coverImg}**



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**I.** **Property,** **Building & Site Information**

1. **Address**

* {#violertsData}House #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{house\_number}** {/violertsData}
* {#violertsData}Street Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{street\_name}** {/violertsData}
* {#originData}City, State, Zip Code: \_\_\_\_\_\_\_ **{city}, New York, {zipCode}**{/originData}
* {#originData}Borough: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{boroughName}{/originData}**
* {#zoningDetails}District: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{zonedist1}{zonedist2}{/zoningDetails}**

1. **City Record #’s**

* {#violertsData}DOB BIN#:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{bin}{/violertsData}**
* {#violertsData}Additional DOB BIN#: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{additional\_bins}{/violertsData}**
* {#landmark2Data}LPC Docket #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{lpc\_lpnumb}{/landmark2Data}**
* {#HPDData}HPD Registration #:\_\_\_\_\_\_\_\_\_\_\_\_ **{registrationid}{/HPDData}**
* {#zoningDetails}Current Owner:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{ownername}{/zoningDetails}**

1. **Site Information / District**

* {#zoningDetails}Block #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{block}{/zoningDetails}**
* {#zoningDetails}Lot #:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{lot}{/zoningDetails}**
* {#taxDetails}Lot Area: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{land\_area}ft2{/taxDetails}**
* {#taxDetails}Lot Size: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{lot\_frt} ft x {lot\_dep} ft{/taxDetails}**
* {#taxDetails}# of Bldgs on Lot: \_\_\_\_\_\_ **{num\_bldgs}{/taxDetails}**
* {#propDetails}Landmark Status\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{LandmarkStatus}{/propDetails}**

1. **Primary Zoning**(See Zoning Resolution)
   * {#zoningDetails}Zoning Map #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{zonemap}{/zoningDetails}**
   * {#zoningDetails}Zoning District(s):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{zoneDistricts}{/zoningDetails}**
   * {#propDetails}Special Purpose District**:**\_\_\_\_\_\_\_\_\_ **{SpecialDistrict}{/propDetails}**
   * {#originData}District Type:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{assemblyDistrict}{/originData}**
2. **Neighborhood Information**

* {#propDetails}Community Board #:\_\_\_\_\_\_\_\_\_\_\_\_\_ **{CommunityBoard}{/propDetails}**
* {#originData}City Council District#:\_\_\_\_\_\_\_\_\_\_\_\_ **{cityCouncilDistrict}{/originData}**
* {#originData}School District:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{communitySchoolDistrict}{/originData}**
* {#originData}Police Precinct:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{policePrecinct}{/originData}**
* {#zoningDetails}Fire Company:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{firecomp}{/zoningDetails}**
* {#zoningDetails}Sanitation Borough:\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{sanitboro}{/zoningDetails}**
* {#originData}Sanitation District:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{sanitationDistrict}{/originData}**
* {#zoningDetails}Sanitation Subsection:\_\_\_\_\_\_\_\_\_\_\_\_ **{sanitsub}{/zoningDetails}**
* {#propDetails}Local Law\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{LocalLaw}{/propDetails}**

1. **Building Information**

**Building Area**

* {#zoningDetails}Total Gross Floor area: \_\_\_\_\_\_\_\_ **{bldgarea}ft2{/zoningDetails}**
* {#propDetails}Special Purpose District**:**\_\_\_\_\_\_\_\_\_ **{SpecialDistrict}{/propDetails}**
* **Use Group Defined:**
* {#propDetails}Loft Law: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{LoftLaw}{/propDetails}**
* **Loft Law Building Defined:**
* {#zoningDetails}Building Classification (NYC DOF):\_ **{bldgclass}{/zoningDetails}**
* {#zoningDetails}Built (FAR): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{builtfar}{/zoningDetails}**
* {#zoningDetails}Allowable (FAR):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{builtfar}{/zoningDetails}**
* {#zoningDetails}Allowable building area:\_\_\_\_\_\_\_\_\_ **{bldgarea} ft2{/zoningDetails}**
* {#zoningDetails}Allowable additional area:\_\_\_\_\_\_\_ **{otherarea} (Varies tbd){/zoningDetails}**

**Year Built**

* {#zoningDetails}Year Constructed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{yearbuilt}{/zoningDetails}**
* {#CofOData}Latest CO/ Previous CO:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Issue Date: {c\_o\_issue\_date}, Job Number: {job\_number}{/CofOData}**

**Building Frontage**

* {#violertsData}Street Name of Frontage:\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{street\_name}{/violertsData}**
* {#violertsData}Cross Street(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{cross\_streets}{/violertsData}**

**Stories**

* {#taxDetails}Stories(Above Grade)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{bld\_story}{/taxDetails}**
* {#taxDetails}Stories(Below Grade)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{bld\_story}{/taxDetails}**

**Units**

* {#taxDetails}Total Units:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{units}{/taxDetails}**
* {#multipleDwellingDetails}HPD Multiple Dwelling:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{ismd}{/multipleDwellingDetails}**
* {#rentStableData}Rent Controlled / Rent Stabilized:\_\_\_\_\_\_\_ **{isrs}{/rentStableData}**

**Building Tax Class**

* {#taxDetails}Building Classification[DOF]:\_\_\_\_\_\_\_\_\_\_\_ **{bldg\_class}{/taxDetails}**
* {#taxDetails}Tax Class:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{curtaxclass}{/taxDetails}**

**II.** **Compliance Records**

1. **Most Recent Certificate Of Occupancy**
   1. Because of the issue with DOB only having buildings that were built after 2012, this section needs to be done manually. Please include: Most recent CO’s date issued, job #, type, and status.
   * Most Recent CO:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**\_\_**
   * Date Issued: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **\_\_**
   * Job #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **\_\_**
   * Type: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **\_\_**
   * Status: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **\_\_**
2. **Closed Items**

**DOB Applications**

{#DOBApplicationsTotal}Total DOB Applications: {length}{/DOBApplicationsTotal }

\*Shown below are up to the 10 most recent DOB applications. If there are more than 10 DOB applications for this property, please contact us at **admin@violerts.com** to get the complete list of the DOB Applications history for your property.

{#DOBApplications}

1. DOB Application Job #: **{job\_\_}** 
   1. Assigned Application Date: {assigned}
   2. Job Type: **{job\_type}**
   3. Job Status: **{job\_status}**: {job\_status\_descrp}
   4. Job Description: {job\_description}
   5. Signoff Date: {signoff\_date}
   6. Applicant Name: {applicant\_s\_first\_name} {applicant\_s\_last\_name} {/DOBApplications}
2. **Open Items Report (See Exhibits)**

**DOB Violations**

{#DOBViolationTotal}Total DOB Violations: {length}{/DOBViolationTotal}

{#DOBViolationOpenTotal}Open DOB Violations: {length}{/DOBViolationOpenTotal}

\*Shown below are up to the 10 most recent DOB violations. If there are more than 10 DOB violations for this property, please contact us at **admin@violerts.com** to get the complete list of the DOB Applications history for your property.

{#DOBOpenViolations}

1. DOB Violation: #**{number}**
   1. Violation Issue Date: **{issue\_date}**
   2. Description: **{description}**{/DOBOpenViolations}

**ECB/OATH Violations**

{#ECBViolationTotal}Total ECB/OATH Violations: {length}{/ECBViolationTotal}

{#ECBViolationOpenTotal}Open ECB/OATH Violations: {length}{/ECBViolationOpenTotal}

\*Shown below are up to the 10 most recent ECB/OATH violations. If there are more than 10 ECB/OATH violations for this property, please contact us at **admin@violerts.com** to get the complete list of the DOB Applications history for your property.

{#ECBOpenViolations}

1. ECB/OATH Violation: #**{ecb\_violation\_number}**
   1. Violation Issue Date: **{issue\_date}**
   2. Description: **{violation\_description}**{/ECBOpenViolations}

**FDNY Violations and Hearings**

{#FDNYViolationsTotal}Total FDNY Violations: {length}{/FDNYViolationsTotal}

{#FDNYOpenViolationsTotal}Open FDNY Violations: {length}{/FDNYOpenViolationsTotal}

{#FDNYViolations}

1. FDNY Violation Ticket: **#{ticket\_number}**
   1. Violation Date: {violation\_date}
   2. Hearing Date: {hearing\_date}
   3. Compliance Status: **{compliance\_status}**
   4. Charges on Ticket:

{#charges}

* + 1. Charge Code: {chargeCode}
       1. Code Section: {chargeSection}
       2. Code Description: {chargeDescription}
       3. Infraction Amount: ${chargeInfraction}{/charges}

{/FDNYViolations} **­­­­**

1. **Landmark Preservation Commission**

{#landmark2Data}

* Landmark Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ {lpc\_name}
* Landmark Type:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ {landmarkty}
* Link to LPC Report:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_{url\_report}

{/landmark2Data}

**III.** **Easements and Agreements**

1. **Floor Area Ratio (FAR) [Information Repeated from Section I.6]**

* {#zoningDetails}Built (FAR): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{builtfar}{/zoningDetails}**
* {#zoningDetails}Allowable (FAR):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **{builtfar}{/zoningDetails}**
* {#zoningDetails}Allowable building area:\_\_\_\_\_\_\_\_\_ **{bldgarea}{/zoningDetails}**
* {#zoningDetails}Allowable additional area:\_\_\_\_\_\_\_ **{otherarea}{/zoningDetails}**

**IV.** **Appendix**

**Acronym Glossary**

**ACRIS |** Automated City Register Information System

**ALT |** Alteration

**BIN |** Building Information Number

**CCO |** Corporation Counsel Opinion

**CO |** Certificate of Occupancy

**CONH |** Certificate of No Harassment

**DHCR |** Division of Housing and Community Renewal

**ECB |** Environmental Control board

**FAR |** Floor Area Ratio

**HPD |** The Department of Housing Preservation and Development

**LPC |** Landmarks Preservation Commission

**NIC |** Not in Contract

**OATH |** The Office of Administrative Trials and Hearings

**PA |** Places of Assembly

**SLA |** State Liquor Authority

**SPD |** Special Purpose District

**TBIN |** Temporary Building Information Number

**TCO |** Temporary Certificate of Occupancy

**Disclosures & Indemnity**

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