CHECKLIST · FREE

Heat Season 2026–27

October 1, 2026 to May 31, 2027. What the City requires, what a violation costs, and what to do before and after a complaint.

DAY · 6 AM TO 10 PM
68°F
inside, when it is below 55°F outside

NIGHT · 10 PM TO 6 AM
62°F
inside, whatever the weather

HOT WATER · ALL YEAR
120°F
at a constant minimum, every day

What a violation costs

- ✓ Corrected within **24 hours** of the violation.
- ✓ **$250 to $500 a day** for an initial heat or hot water violation; **$500 to $1,000 a day** for later ones at the same building.
- ✓ A **$200 fee** for each inspection after the first two that finds a heat violation.
- ✓ Some owners can settle an eligible violation with a **$250 payment within 10 days**, with a timely Notice of Correction.

If the heat is out building-wide

Since August 25, 2026, under a directive of the Civil Court's Administrative Judge, Housing Court cases with an immediately hazardous Class C violation for no heat, hot water, electricity, gas or water in a third or more of the apartments, or the whole building, get a judge the day they are filed, and no more than five days to appear after service.

Planned work

Post a notice before work that interrupts heat, hot water, cold water, gas or electricity for two or more hours.

BEFORE THE FIRST COLD NIGHT

A readiness checklist

- [ ] Boiler serviced, and the service record kept.
- [ ] This year’s boiler inspection done or booked; it is due by December 31.
- [ ] Thermostats, radiators and valves checked in common areas and apartments.
- [ ] Tenants know how to reach the super, day and night.
- [ ] A backup contact for boiler repairs, written down.
- [ ] Open heat and hot water violations corrected and certified.
- [ ] Natural gas alarms in apartments with gas: required by January 1, 2027.
- [ ] Steam radiator notice ready for January 1 to 16, if the building has steam heat.

WHEN A COMPLAINT COMES IN

The first day

- [ ] Check the apartment and restore heat or hot water right away.
- [ ] Write down the time, the temperatures and what was fixed.
- [ ] If HPD issues a violation, correct it within 24 hours and file the Notice of Correction on time.
- [ ] If a third or more of the apartments are without heat, a Housing Court case can be fast-tracked: plan for days, not months.
- [ ] Keep every record; it is the building’s proof.

Buildings in HPD’s Heat Sensor Program post the program’s notice, in English and other languages as needed.

Sources

Heat and Hot Water Information, NYC HPD · https://www.nyc.gov/site/hpd/services-and-information/heat-and-hot-water-information.page
October 2026 Bulletin to Property Owners, NYC HPD · https://www.nyc.gov/site/hpd/services-and-information/property-owner-bulletins/october-2026.page
December 2025 Bulletin to Property Owners, NYC HPD · https://www.nyc.gov/site/hpd/services-and-information/property-owner-bulletins/december-2025.page
Housing Court Fast Track, NYC Mayor’s Office, August 25, 2026 · https://www.nyc.gov/mayors-office/news/2026/08/mamdani-administration-applauds-launch-of-housing-court-fast-tra
Required Signage and Notices, NYC HPD · https://www.nyc.gov/site/hpd/services-and-information/required-signage.page

Heat season on the calendar, for every building

Stoop alerts you when a heat or hot water complaint or violation posts, and keeps the super’s checks and the fix on the building’s record. Look up any address free at **stoop.ai**.