

REAL ESTATE SOLUTIONS

EXPERT TESTIMONY * LITIGATION SUPPORT * APPRAISALS



Humor

Puns and One Liners

One day, YouTube, Twitter, and Facebook will join together and be called: YouTwitFace.

The past, present, and future walked into a bar. Things got a little tense.

I like jokes about stationery, but rulers are where I draw the line.

Bread is a lot like the sun. It rises in the yeast and sets in the



Forward



Tweet



Share

Death Knell for AirBnB in NYC Apartments?

Co-ops, condos and rental owners can now block transient rentals in their buildings.

A new City law could spell the end of AirBnB and similar short-term rentals in apartments, eliminating a persistent problem in many co-ops, condominiums and rental buildings.

waist.

Geology rocks, but geography is where it's at.

70% of the earth is water, and virtually none of it is carbonated. So the earth is, in fact, flat.

It's called gross pay because it's disgusting to see how much money you would have made before taxes.

Bravely killed a bug at home. Then realized it was a piece of lint.

Did you hear about the corduroy pillow? It's making headlines.

Plagiarism: Getting into trouble for something you didn't do.

Time flies like an arrow.
Fruit flies like a banana. -Groucho Marx

I was going to tell a carpentry joke, but I couldn't find any of that woodwork.

An Irishman walks out

Local Law 18 of 2022 (which can be accessed here) becomes effective on January 9, 2023. The law makes it unlawful to offer a short-term rental of an apartment unless the apartment is formally registered with the Mayor's Office of Special Enforcement ("OSE").

Under the new law, an apartment owner or tenant who wishes to register an apartment must certify to OSE that: (i) such short-term occupancy is not prohibited by a lease or other agreement, and (ii) the apartment complies with all applicable legal requirements for shortterm occupancy, including construction codes. It would be difficult, if not impossible, for a typical apartment owner or tenant to certify either of the foregoing truthfully.

In addition, there must be no uncorrected violations against the building that could endanger apartment occupants. Rent-regulated apartments are not eligible for registration, and thus cannot be lawfully offered for short-term occupancy.

Crucially, the building housing an apartment that is proposed to be registered must not be on the "Prohibited Buildings List"

of a bar.

Learn to spell...
AutoCorrect isn't
always write.

The fact that Head &
Shoulders doesn't have
a body wash called
'Knees & Toes'
disappoints me.

There are two kinds of
people in the world:
those who can
extrapolate from
incomplete data.

I walked past a farm,
and a sign said, "Duck,
eggs." I thought that
was an unnecessary
comma. And then it hit
me.

What's the difference
between Black Eyed
Peas and Chick Peas?
Black Eyed Peas can
sing us a song. Chick
Peas can hummus
one.

I sympathize with
batteries. I'm not
included in anything
either.

I like what mechanics
wear...overall.

("PBL"). The law requires OSE to create and maintain the PBL-

—a list of buildings whose owners (including co-op and condo

Boards) have notified OSE that short-term rentals are not

permitted. OSE will refuse to register an apartment in a

building that is on the PBL, and booking services like AirBnB

cannot offer apartments in buildings that are on the PBL. Thus,

inclusion of a building on the PBL will effectively bar short-term

rentals in that building. In effect, building owners (including co-

op and condo Boards) can opt out of the short-term occupancy

universe by simply notifying OSE to include the building on the

PBL.

OSE is required to notify a building owner of the submission of a

registration application for an apartment in its building; that

would give the owner the opportunity to exercise available

remedies against the apartment applicant. OSE is also obligated

to post periodically to publicly-available websites all

information regarding registered apartments.

Apartment registrants are required to keep applicable records

for seven years. Booking services like AirBnB are required to

Did you know that Davy Crockett had three ears? His left ear, his right ear, and his wild frontier.

Doctor: I'm sorry, but we had to remove your colon. Me Why?

Velcro is a complete ripoff.

A lawyer told a judge, "My client is trapped inside a penny." The judge said, "What?" The lawyer said, "He's in a cent."

Boss told me that as a security guard, it's my job to watch the office. I'm on season 6, but I'm not sure what it's got to do with security.

The CEO of Ikea was appointed Prime Minister of Sweden. He's currently assembling his cabinet.

I once survived the fallout from moving an image 1 cm to the right in Word.

An Englishman, an Irishman, and a Scotsman walk into a

file monthly information reports with OSE. The fines for non-compliance with any of the numerous obligations in the new law are hefty, ranging up to \$5,000 per violation for apartment owners or tenants, and \$1,500 per violation for booking services.

OSE is proposing a set of rules to implement the new law; the proposed rules are still in their public comment phase, with the next public hearing currently scheduled for January 11. The current version of the proposed rules can be accessed [here](#).

Co-op and condo Boards, managing agents, and rental building owners can and should get their buildings included on the PBL as soon as the procedures therefor are finalized, so as to render their buildings ineligible for lawful short-term occupancy, thus removing a hitherto annoying problem from their already-crowded plates. Please feel free to contact BBG for guidance and advice.

- by Aaron Shmulewitz

bar. The bartender turns to them and says... "What is this, some kind of joke?"

WHO ARE WE?

We provide the subject matter expertise and expert testimony indispensable to successfully litigating complex cases, civil and criminal, involving a diverse range of issues relating directly or indirectly to real property or interests in real property.

We support your litigation from the beginning with thorough research by experienced investigators, following through with expertly developed reports and culminating in confident data driven supportable and credible expert testimony.

We bring the same thoroughness and meticulous research and preparation to real property related valuation based tax

Aaron Shmulewitz heads the Firm's co-op/condo practice, and can be reached by email [here](#), or 212-867-4466 ext 390.

Original article from BBGLLP [here](#). Reprinted with permission.



Forward



Tweet



Share

CONTACT US

resol.jb@gmail.com

877-990-4200

5 Latonia Road

Rye Brook, NY 10573

Copyright © 2020 | Real Estate Solutions I, All rights reserved.

[subscription preferences](#)

BE A CONTRIBUTOR

We are seeking submissions. If you would like to write the feature article in a future edition, please [read](#) our submission instructions and editorial guidelines.

If you have a case you think is important or interesting we

issues. We also bring the same thoroughly researched data driven approach to zoning applications and land use issues.

[Visit](#) us online or [contact](#) us to find out more about our services.

would be glad to post it on our web site (where it would also be archived). We will credit you for the submission. Please [send](#) it to us.

This email was sent to <<Email Address>>

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Real Estate Solutions · 5 Latonia Rd · Rye Brook, NY 10573-1114 · USA

