



Council of New York Cooperatives & Condominiums

INFORMATION, EDUCATION AND ADVOCACY

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Testimony Commenting on the Proposed Rules Governing Sidewalk Shed Permitting

April 27, 2026

The Council of Cooperatives & Condominiums (CNYC Inc) is a member-funded not-for-profit organization providing information, education and advocacy to and for housing cooperatives and condominium associations located throughout all five boroughs and beyond.

CNYC's member buildings are home to homeowner-residents who span the full economic spectrum. These homeowners are a critical pillar of New York City's housing system. They quietly preserve some of the city's most stable and attainable paths to homeownership for middle- and working-class New Yorkers, and do this without subsidy—by managing their buildings responsibly, controlling costs, and reinvesting their savings in long-term maintenance - such as that required by the Facade Inspection Safety Program (FISP).

However the funds required to meet new compliance mandates - including soft costs to cover contractor insurance, site safety requirements, tenant protection plans, legal fees, engineering/architectural fees, etc - escalating insurance premiums, real estate taxes and rising utility costs, are pushing many co-op and condo communities toward financial instability. Co-ops and condos are not profit-driven rental properties, they are communities of individual homeowners, who are trying to maintain their homes to the highest possible standard while sustaining affordability for all who live in them.

Unfortunately, the new sidewalk shed rules, while attempting to address an important quality-of-life and safety issue, will add to the mounting costs already facing co-op and condo homeowners without improving safety or speeding shed removal for the vast majority of co-ops and condos. Co-op and condo homeowners, including board members, share the city's goal of completing facade work and removing sheds as quickly as possible. Sidewalk sheds can be an eyesore, a potential safety hazard for residents on the second-floor, and trap dirt and debris. Further, given there is a monthly fee for maintaining sheds, co-op and condo homeowners face additional expenses for each month a shed remains in place. A search of the open data available on sidewalk shedding in March of 2026, showed that the average co-op / condo removed their sidewalk shed within 1.6 years of installation. This is in line with the amount of time it takes to complete the average FISP Project.

As stated in our original testimony on the sidewalk shed legislation, most co-ops and condos require more than 5-months to plan a FISP project, engage a registered design professional, conduct probes and surveys, review completed plans and specifications, solicit bids, and secure financing. Co-ops and condos are communities of homeowners, run by volunteer board members

elected by their peers. They do have the same pull as large landlords when it comes to engaging and/or negotiating with contractors and/or registered design professionals (RDPs). The proposed rules governing extension requests for deadlines that co-ops and condos will already have difficulty meeting will simply add costs to co-op and condo homeowners, who are already paying the RDP, the shed company, and the DOB for the shed permit renewals.

The new 90-day renewal period - which is already in effect - will likewise add to costs. When the legislation was proposed, CNYC found that the average cost to obtain the information required as part of the permit renewal would hover around \$3,000 per filing, adding around \$12,000 to the cost of the average FISP project. In a 100-unit co-op or condo that is another \$120 in fees to individual homeowners.

Co-ops and condos are owner-occupied communities with economically diverse residents—not profit-maximizing real estate actors. Adjusting rules to ensure that they do not add to the costs faced by co-op and condo homeowners whose buildings are already complying with city regulation is essential to preserving affordability, stability, and homeownership access in New York City. Failure to do so will lead to higher maintenance fees, deferred repairs, unsustainable receivables, and the gradual loss of one of the city’s most important sources of naturally occurring affordable homeownership.