NEW YORK CITY PLANNING COMMISSION

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The City Planning Commission is proposing to amend Chapter 3 of Title 62 of the Rules of the City of New York to adjust fees for the processing and review of City Environmental Quality Review (CEQR) applications for certain project types. Current fees do not reflect recent changes to applicable environmental review laws and have not been updated in more than 15 years.

When and where is the Hearing? The City Planning Commission will hold a public hearing on the proposed rule. The public hearing will take place at 10:00 a.m. on December 2, 2026. The hearing will be in the City Planning Commission Hearing Room at 120 Broadway, Lower Concourse, New York, NY 10271.

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- **Website.** You can submit comments to the City Planning Commission through the NYC rules Web site at http://rules.cityofnewyork.us.

- **Email.** You can email written comments to **planningrules@planning.nyc.gov**.

- **Mail.** You can mail written comments to City Planning Commission, c/o Calendar Information Office, 120 Broadway 31st Floor, New York, NY 10271.

- **Fax.** You can fax written comments to the City Planning Commission, **212-720-3303**.

- **By Speaking at the Hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up in the City Planning Commission Hearing Room before the hearing begins on December 2,2026. You may join the meeting and comment remotely by videoconference or phone. Details on how to testify by videoconference will be posted on the City Planning Commission Calendar (https://www.nyc.gov/content/planning/pages/calendar) one hour in advance of the hearing. To testify by phone, dial **877-853-5247** (US Toll-free), **888-788-0099** (US Toll-free), **253-215-8782** (Toll number) or **213-338-8477** (Toll number). If calling into the meeting, please use the following **Meeting ID: 618 237 7396**, and when prompted for a participation code, please enter "**#**" followed by the password "**1**" when prompted. This public hearing will be live streamed through the Department of City Planning's website and accessible from https://www.youtube.com/@nycdepartmentofcityplanning/streams. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

Is there a deadline to submit written comments? The deadline for written comments is December 2, 2026. Comments submitted through the website, email, or fax must be received no later than that date, and comments submitted by mail must be postmarked no later than that date.

What if I need assistance to participate in the hearing? You must tell us if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by email at **accessibilityinfo@planning.nyc.gov** or mail at the address given above. You may also tell us by telephone at **212-720-3366**. Advance notice is

requested to allow sufficient time to arrange the accommodation. Please tell us by November 18, 2026.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at http://rules.cityofnewyork.us/. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public between the hours of 9:00 a.m. and 5:00 p.m. at the Freedom of Information Law Desk, 120 Broadway, 31st Floor, telephone number 212-720-3208. A video of the public hearing will be available within five days online on the Department's website: https://www.nyc.gov/content/planning/pages/commission/past-commission-meetings.

What authorizes the City Planning Commission to make this rule? Sections 1043 and 192(e) of the City Charter authorize the City Planning Commission to make this proposed rule. This proposed rule was not included in the City Planning Commission's regulatory agenda for this Fiscal Year because it was not contemplated when the City Planning Commission published the agenda.

Where can I find the City Planning Commission's rules? The rules are in title 62 of the Rules of the City of New York.

What rules govern the rulemaking process? The City Planning Commission must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the City Charter.

Statement of Basis and Purpose of Proposed Rule

The City Planning Commission (CPC) is proposing to amend its rules pursuant to its authority under Sections 192(e) and 1043 of the New York City Charter.

The proposed amendments to Chapter 3 of Title 62 of the Rules of the City of New York would adjust fees for the processing and review of City Environmental Quality Review (CEQR) applications for certain project types. These project types include Type II, Residential Development Type II (Green Fast Track), and State Environmental Review Quality Act (SEQRA) Qualified Action projects.

Earlier this year, New York State enacted significant reforms to the State Environmental Quality Review Act, including the creation of a new category of action subject to streamlined environmental review known as the Qualified Action. *See* Environmental Conservation Law § 8-0111(5-a). Further, in 2024 the City Planning Commission finalized rulemaking to establish the Green Fast Track, a residential Type II category aimed at facilitating expeditious review of small- and medium-scale green housing projects. At present, applicable rules do not establish fees for Qualified Actions and do not differentiate between actions subject to the Green Fast Track and other Type II actions. The proposed amendments would establish fees for these categories that would cover the cost of the staff time and resources required to conduct the necessary review and ensure a project is complete.

Additionally, the current CEQR fee for Type II actions, $110, has not been updated in more than 15 years and no longer reflects the effort required of staff at the Department of City Planning to ensure compliance with environmental components of applicable projects. The updated fees would cover the current costs for these services.

The proposed updated fees are as follows:

- Type II Actions: $850
- SEQRA Qualified Actions: $2,000
- Residential Development Type II Actions (Green Fast Track): $3,000

The proposed rule would also update the title of Subchapter A of Chapter 3 and make minor technical amendments, including to numbering of subdivisions.

The City Planning Commission's authority for these rules is found in Sections 1043 and 192(e) of the New York City Charter.

Text of Proposed Rules

New material is underlined.
[Deleted material is in brackets.]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 1. Subchapter A of chapter 3 of Title 62 of the Rules of the City of New York is amended to read as follows:

Subchapter A: City Environmental Quality Review (CEQR) [(Department of City Planning and Department of Environmental Protection)]

§ 3-01 Fee for CEQR Applications.

Except as specifically provided in this section, every application made pursuant to Executive Order 91 and 62 RCNY Ch. 5 requires a non-refundable fee which [shall] must be submitted to the lead agency for the action or to an agency that could be the lead agency pursuant to 62 RCNY § 5-03.

(a) The fee for an application shall be as prescribed in the following Schedule of Charges, 62 RCNY § 3-02.

(b) The fee for modification for an action, which modification is not subject to Section 197-c of the Charter, shall be twenty percent of the amount prescribed in the Schedule of Charges for an initial application.

(c) The fee for any modification for an action, which is subject to Section 197-c of the Charter, shall be the amount set forth in the Schedule of Charges (62 RCNY § 3-02) as if the modification were an initial application for the action.

(d) Where the fee for an application is set pursuant to 62 RCNY § 3-02(a), and the square footage of the proposed modification is different from the square footage of the original action, the fee for an application for the modification shall be based upon the square footage of the modified action or as set forth in 62 RCNY § 3-02(b), as determined by the lead agency.

(e) Agencies of the federal, state or city governments shall not be required to pay fees, nor shall a neighborhood, community or similar association consisting of local residents or homeowners organized on a non-profit basis be required to pay fees, if the proposed action for purposes of CEQR review consists of a zoning map amendment for an area of at least two blocks in size, in which one or more of its members or constituents reside.

(f) Fees [shall] must be paid in the forms indicated on the Department of City Planning's website when the application is filed. No application shall be processed by the lead agency until the fee has been paid. Additional fees may be charged by service providers in connection with electronic payment processing.

§ 3-02 Schedule of Charges.

(a) *Projects measurable in square feet*.

(Square Footage of Total Project)	
Less than 10,000 sq. ft.	$460
10,000-19,999 sq. ft.	$1,350
20,000-39,999 sq. ft.	$2,940
40,000-59,999 sq. ft.	$5,465
60,000-79,999 sq. ft.	$8,195
80,000-99,999 sq. ft.	$13,660
100,000-149,999 sq. ft.	$27,325
150,000-199,999 sq. ft.	$47,815
200,000-299,999 sq. ft	$71,415
300,000-499,999 sq. ft.	$128,545
500,000-1,000,000 sq ft.	$192,820
over 1,000,000 sq. ft.	$314,225

(b) *Projects not measurable in square footage*.

Project not measurable in square footage ([Ex:] e.g. bus franchises)	$1,880
[Type II Actions]	[$110]

(c) *Other projects.*

Qualified Actions pursuant to Section 8-0111 of the Environmental Conservation Law	$2,000
Type II Actions pursuant to 6 NYCRR § 617.5, 62 RCNY § 5-05(c), and 62 RCNY § 5-05(d)	$850
Residential Development Type II Actions pursuant to 62 RCNY § 5-05(e)	$3,000

[(c)] (d) *Supplemental Fee for Environmental Mitigation*. In addition to all other applicable fees as set forth above, a supplemental fee of $8,000 shall be required for CEQR applications filed on or after July 1, 2009, for which a restrictive declaration to ensure compliance with project components related to the environment and/or mitigation of significant adverse impacts will be executed.

NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
212-356-4028

CERTIFICATION PURSUANT TO

CHARTER §1043(d)

RULE TITLE: Amendment of Rules Relating to Fees for CEQR Applications

REFERENCE NUMBER: 26 RG 083

RULEMAKING AGENCY: City Planning Commission

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

(i) is drafted so as to accomplish the purpose of the authorizing provisions of law;

(ii) is not in conflict with other applicable rules;

(iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and

(iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN Date: October 14, 2026
Senior Counsel

NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400

CERTIFICATION / ANALYSIS PURSUANT TO CHARTER SECTION 1043(d)

RULE TITLE: Amendment of Rules Relating to Fees for CEQR Applications

REFERENCE NUMBER: CPC-2

RULEMAKING AGENCY: City Planning Commission

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

(i) Is understandable and written in plain language for the discrete regulated community or communities;

(ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and

(iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

/s/ Francisco X. Navarro — *October 14, 2026*
Mayor's Office of Operations — Date