

FACT SHEET

ETPA



George E. Pataki, Governor
Joseph H. Holland, Commissioner

A PUBLICATION OF NEW YORK STATE
DIVISION OF HOUSING AND COMMUNITY RENEWAL
OFFICE OF RENT ADMINISTRATION

#5 HEAT AND HOT WATER

For most of the housing subject to ETPA, an owner must provide heat and hot water as a required service. If an owner is not obligated to provide heat and/or hot water, or the heat and/or hot water is paid for by the tenant, tenants should make sure that their guidelines increase is appropriate. The local Guidelines Board may have issued a separate guideline for those properties.

HEAT

Owners of rental housing in ETPA municipalities must supply heat from October 1 through May 31 to tenants in multiple dwellings.

While the heat and hot water requirements vary in these municipalities, they all require owners to supply heat from October 1 through May 31 to tenants in multiple dwellings if outdoor temperatures fall below 55 degrees Fahrenheit.

NASSAU COUNTY

In Nassau County, each apartment must be heated between 6 a.m. and 10 p.m. to a temperature of at least 68 degrees Fahrenheit, and between 10 p.m. and 6 a.m. to a temperature of at least 65 degrees Fahrenheit.

WESTCHESTER COUNTY

In Westchester County, each apartment must have an inside temperature of 68 degrees Fahrenheit from 6 a.m. to 10 p.m., from 10 p.m. to 6 a.m. an apartment must be heated to 60 degrees Fahrenheit.

ROCKLAND COUNTY

In Rockland County, each apartment must have an inside temperature of 68 degrees Fahrenheit at all times.

HOT WATER

The Hot Water temperature requirement for Nassau and Rockland County is 120 degrees Fahrenheit. In Westchester County, the individual municipalities determine the temperature requirement. To report a complaint for lack of heat or hot water, contact the local municipal Building Department or the County Health Department. If conditions persist over a sustained period of time, a decreased service complaint may be filed with the local DHCR rent office on *Individual Tenant Statement of Complaint of Decrease in Services [DHCR form RA-81]* for an individual apartment, or *Statement of Complaint of a Decrease in Building-Wide Services [DHCR form RA-84]* for a building wide complaint.

For more information or assistance, call or visit your local District Rent Office, or contact your County Health Department or Municipality Building Department at the numbers that follow.

RENT OFFICES

Nassau
50 Clinton St. 6th Fl.
Hempstead, NY 11550
(516) 481-9494

Westchester
55 Church St.
White Plains, NY 10601
(914) 948-4434

Rockland
94-96 North Main St.
Spring Valley, NY 10977
(914) 425-6575

COUNTY HEALTH DEPARTMENTS

Nassau
(516) 535-3410

Westchester
(914) 285-5100

Rockland
(914) 354-0200

MUNICIPALITY BUILDING DEPARTMENTS

Westchester, Rockland (all 914 area codes)

Eastchester	793-5800
Greenburgh	935-1565
Mamaroneck	698-7996
Mamaroneck Village	381-5506
Mount Vernon	668-2200
New Rochelle	654-2095
North Tarrytown	631-0233
Tarrytown	631-0060
White Plains	682-4269
Yonkers	963-3980
Portchester	939-5203

Peekskill	737-3400
Harrison	835-2000
Dobbs Ferry	643-2203
Hastings-on Hudson	478-3402
Haverstraw	352-1100
Spring Valley	352-1100
Irvington	(call Town Hall)
Pleasantville	769-1961
Mt. Kisco	(call Town Hall)
Larchmont	834-4349

Nassau (all 516 area codes)

Town of North Hempstead	627-0590
Baxter Estates	767-0096
Cedarhurst	295-5770
Floral Park	326-6300
Freeport	378-4000
Great Neck Plaza	482-4500
Lynbrook	599-8300
Rockville Centre	766-0300

Russell Gardens	482-8246
Thomaston	482-3110
Glen Cove	676-2000
Long Beach	431-1000
Great Neck	482-0019
Hempstead	489-3400
Mineola	746-0750