

2025 | Q1

First Impressions

A quarterly newsletter for our board members



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From our office to your home, we wish you and your loved ones a happy new year!

Thank you for trusting FirstService Residential with managing your property.

- Christmas tree disposal requirements
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- The Corporate Transparency Act: What is required?
- Fair Chance Housing Act
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How to properly dispose of real and artificial Christmas trees

Artificial wreaths and trees should be fully disassembled, if possible. The base and trunk/central pole should be discarded with your metal, glass, and plastic recycling waste. If you cannot disassemble the tree, the entire unit can be disposed of alongside regular garbage.

Real wreaths and trees must be fully stripped of all ornaments, lighting, stands, tinsel, and plastic wrap. The Department of Sanitation will collect *stripped and uncovered* Christmas trees weekly on your property's assigned [Curbside Composting Day](#). Thanks to the expansion of curbside composting collection, NYC residents are no longer restricted to dispose of their trees during a specific time period.

Intro 1123 – Curbside garbage collection fees

Intro 1123, a proposal under consideration by the New York City Council, introduces new annual fees to co-ops and condos for the city's garbage collection program. The proposed fee is \$55 per apartment, assessed annually. This proposal is being discussed alongside other legislation, including Local Law 97, which has already forced many buildings to make significant investments to comply with environmental regulations.

At this time, no immediate action is required. FirstService will continue to monitor the proposal closely and keep you informed of any updates and new requirements.



Corporate Transparency Act: What is required for boards?

On Thursday, December 26, the United States Court of Appeals for the Fifth Circuit lifted the stay on the preliminary injunction issued by the United States District Court for the Eastern District of Texas. Thus, the injunction is back in place and there is no immediate need to file Beneficial Ownership Information (“BOI”) Reports. Following that order, the Court of Appeals issued a briefing schedule for the case, which included holding oral arguments on March 25, 2025. This means unless there is a separate interim appeal to lift the injunction, the resumption of the filing requirements will not occur until after the oral arguments, almost three months from now.

We believe that there will be some time before there are any other actions related to the Corporate Transparency Act. However, we are making recommendations to our boards to be better prepared for any eventuality.



What this means for board members:

- Many board members were unable to locate their registration email from FinCEN Report. To resolve this, FirstService resent all emails through FinCEN Report on Friday, December 27. If you have not received this email, please contact your property manager promptly.
- Register early: Once you receive the FinCEN Report email, we strongly encourage you to follow the instructions to register your information as soon as possible to be ready for any restoration of the need to file the BOI Reports.
- Submission timing: If a new deadline is imposed by court order or FinCEN mandate to submit BOI Reports, FirstService will work with our boards to time the filing close to the final week before such deadline, unless otherwise directed by the board.

As always, please consult with your counsel and/or tax advisor when determining whether you should take action or refrain from taking action.



Fair Chance for Housing Act

[The Fair Chance for Housing Act](#) requires a significant change in the processing of applications and is effective as of January 1, 2025. Similar to the Fair Chance in Employment Act, this protects prospective tenants for rental housing and prospective purchasers in both cooperatives and condominiums from being discriminated against when they apply for housing based on “criminal history.” With limited exceptions, an applicant cannot be denied housing based on a criminal history.

New restrictions for processing an application, including subtenants of cooperative shareholders and tenants of condominium unit owners:

1. The initial application process:

- An application processor cannot perform a criminal background check.
- An applicant cannot be asked to provide a criminal history.
- A criminal background report on the applicant cannot be obtained, including a search of public records.
- FirstService will not obtain a criminal background report on the applicant.

3. If the board decides to reject an application or exercise the right of first refusal:

- That decision should be communicated to FirstService.
- The decision will be communicated to the parties.

2. When the board receives the application:

- Proceed as you have in the past.
- FirstService will present requests for additional information, if needed, and exclude criminal history.
- If the board generally interviews the applicant, the interview should be scheduled in the same manner as in the past.

4. If the board decides to approve an application:

- FirstService will provide the applicant with a conditional acceptance notice, subject to revocation based on a criminal history as permitted by the law.
- FirstService will order a criminal history report as permitted by the law and provide a copy to the board.
- The board may only consider the applicant’s reviewable criminal history in determining if it is going to revoke the acceptance.

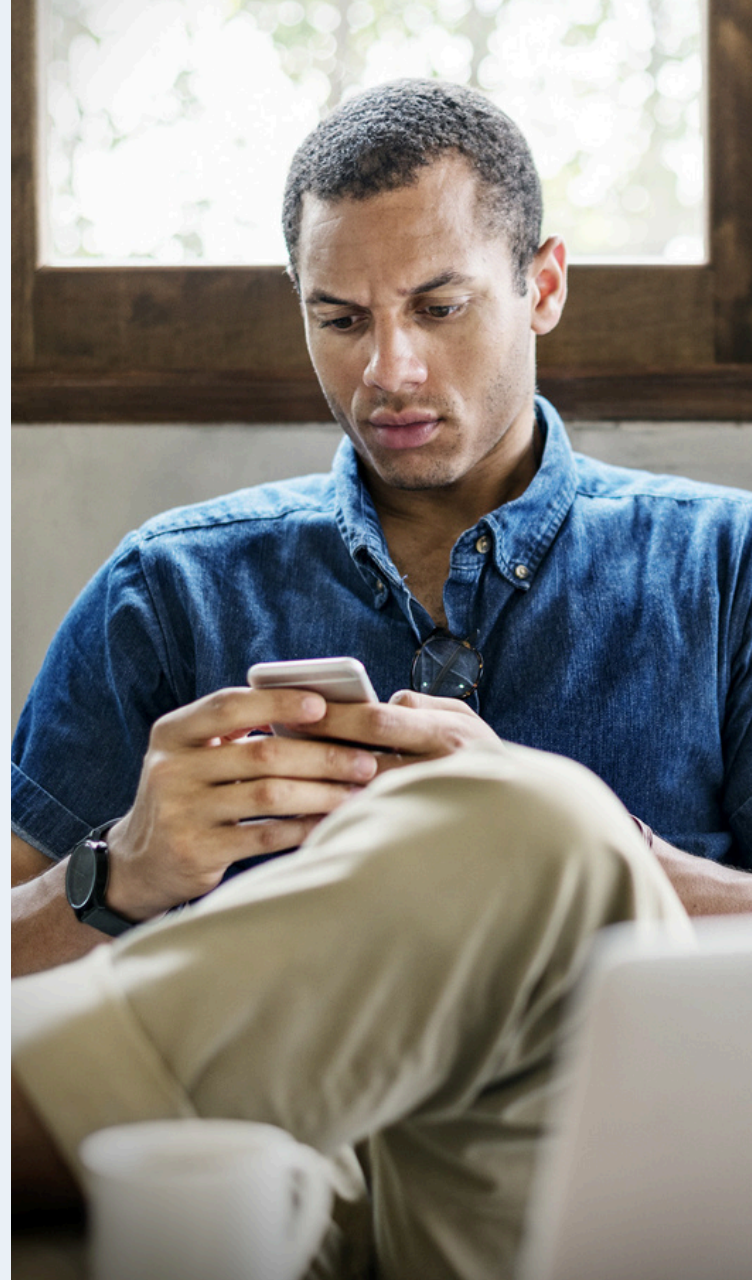
[Click here for more requirements, exclusions, and examples of reviewable criminal history.](#)

Bedbug Infestation Notices

On December 24, 2024, a new law went into effect that requires a landlord to notify all tenants in residential premises when the landlord has received a notice of bedbug infestation. The notice to tenants must be provided within 24 hours.

The new law is bereft of any details as to the nature of the notice that must be given. However, it has been reported that the time to provide the notice to the tenants will be extended to 72 hours, and the notice only needs to be given to tenants in close proximity to the location of the infestation. If the infestation is in common areas, the notice can be posted in the building for the remaining tenants. The legislature is expected to enact modifications this year.

The law imposes the requirements on “landlords” and “lessors,” which would seem to exempt a board of managers of a condo. However, many condos have tenants in the building. We recommend that condo boards also provide notice of any bedbug infestation to their residents.



Fire safety guide: Protect your building and your residents

The best way to prevent a tragedy is preparedness. To help you stay informed and prepared for a fire emergency, we fielded questions from hundreds of New York City residents and created a glossary of answers and best practices.

[Click here to read our FAQ.](#)

Missed our fire safety webinar?

Our compliance experts were joined by New York Fire Consultants to discuss how residents can help prevent fires in their building, create an evacuation plan, how fires burn depending on building type, different types of fire extinguishers, and more. This knowledge can save lives.

[Click here to watch our webinar.](#)

Ask the experts:

A monthly column by FirstService Residential



Who should have access to building security camera footage?

[Click here to read.](#)

Are we required to accommodate emotional support animals?

[Click here to read.](#)

When do we need to install natural gas detectors in our building?

[Click here to read.](#)



Do you know a board considering new management?
Please have them [contact our team!](#)

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