New York State has passed a new law that requires landlords to notify any prospective tenants of prior bed bug infestations.

The new law amends the New York City Housing Maintenance Code to require landlords or owners to provide the history of any bedbug infestation of an apartment and building to any lessee of any real estate within New York City prior to the signing of the lease. This gives the potential tenant the right and ability to refuse the apartment if there is a concern about possible bed bug infestations.

The law will amend the administrative law of the City of New York. The law now requires that:

- The owner must furnish a notice that describes any confirmed bedbug infestation in the year prior to the lease.
- The form of the notice will be approved by the NY Division of Housing and Community Renewal. See the new form DBB-N below. This form can be obtained from the NY Division of Housing and Community Renewals website at [www.nydhcr.gov](http://www.nydhcr.gov).
- Upon receipt of complaint by a tenant regarding the improper disclosure of bed bugs, the NYDHCR will order the owner to provide the bedbug infestation history. See below for the complaint form. It is also available at [www.nydhcr.gov](http://www.nydhcr.gov).

Failure to comply with this law may increase the building owner’s liability for bedbug outbreaks if they fail to adequately address an outbreak of bedbugs in their building or if they mislead tenants about the building’s or apartment’s bedbug history. Property owners knowingly providing inaccurate information may incur litigation based on misrepresentation. Refer to the Everest National website [www.everestnational.com](http://www.everestnational.com) for a copy of the Loss Control Alert: Bed Bugs – Management and Control Strategies.

The EPA has recently released a database of current pesticides effective against bed bugs and has pledged to find new, potent chemicals effective against them. This database is available at [http://cfpub.epa.gov/oppref/bedbug/](http://cfpub.epa.gov/oppref/bedbug/).

Loss Control is a daily responsibility of your individual management. This publication is not a substitute for your own loss control program. The information that is provided in this Alert should not be considered as all encompassing, or suitable for all situations, conditions, or environments. Each organization is responsible for implementing their safety/injury/illness prevention program and should consult with legal, medical, technical, or other advisors as to the suitability of using the information contained in this Alert. The information contained in this publication is intended for general informational purposes only.

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NY City Bedbug Notification Law

Contact Us

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NOTICE TO TENANT
DISCLOSURE OF BEDBUG INFESTATION HISTORY

Pursuant to the NYC Housing Maintenance Code, an owner/managing agent of residential rental property shall furnish to each tenant signing a vacancy lease a notice that sets forth the property’s bedbug infestation history.

Name of tenant(s):

Subject Premises:

Apt. #:

Date of vacancy lease:

BEDBUG INFESTATION HISTORY
(Only boxes checked apply)

[ ] There is no history of any bedbug infestation within the past year in the building or in any apartment.

[ ] During the past year the building had a bedbug infestation history that has been the subject of eradication measures. The location of the infestation was on the _______ floor(s).

[ ] During the past year the building had a bedbug infestation history on the _______ floor(s) and it has not been the subject of eradication measures.

[ ] During the past year the apartment had a bedbug infestation history and eradication measures were employed.

[ ] During the past year the apartment had a bedbug infestation history and eradication measures were not employed.

[ ] Other: __________________________

Signature of Tenant(s): __________________________ Dated: ____________

Signature of Owner/Managing Agent: __________________________ Dated: ____________
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October 2010