

Multiple Dwelling Classifications

Class A	Class B	Short Description
OL		Old Law Tenement – Originally erected as a multiple dwelling in accordance with the laws in effect prior to April 12, 1901, and recorded as OL in the Tenement House Department (now Department of Housing Preservation and Development) before April 18, 1929. OL’s comply with MDL Article 7.
OLSR		Old Law Tenement, Single Room – Old law tenements that contain units converted to single room occupancy pursuant to MDL § 248.
JAR		Joint Artist in Residence – Containing DU’s that are classified as a “joint living work quarters for artists” under Zoning Resolution § 12-10.
HAEA	HAEB	<p>Hereafter Erected – Originally erected as a multiple dwelling in accordance with the laws in effect after January 1, 1929, whether old code (pre-1968) or new code (post-1968). <u>This includes all newly constructed multiple dwellings</u> (3 dwelling units (DU’s) or more).</p> <ul style="list-style-type: none"> • Also included are buildings originally erected as other than HAEA/HAEB subsequently altered under the old code to comply with NYS Multiple Dwelling Law (MDL) Article 3 and Article 4 or 5. • Also included are buildings originally erected as other than HAEA/HAEB, subsequently altered under the new code to comply with all new code requirements for J-2.
HCA	HCB	Heretofore Converted – Originally erected as a one- or two-family dwelling, and converted prior to April 18, 1929 to a multiple dwelling, and classified as a converted dwelling as per MDL § 4.10. HCA’s and HCB’s comply with MDL Article 6.
HACA	HACB	Hereafter Converted – Originally erected as a one- or two-family dwelling in accordance with the laws in effect prior to December 6, 1968, and converted after April 18, 1929 to a multiple dwelling in accordance with such laws, and classified as a converted dwelling as per MDL § 4.10. HACA’s and HACB’s comply with MDL Article 6. If the original date of construction of the building is prior to April 18, 1929, then the stringent provisions of MDL § 170-a do not apply. If the original date of construction of the building is after April 18, 1929, then the stringent provisions of MDL § 170-a apply.

MKA

CAA		Commercial Altered – Originally erected as a nonresidential building in accordance with the laws in effect prior to December 6, 1968, and used for one or more of the nonresidential purposes enumerated in MDL § 277 prior to January 1, 1977, and subsequently converted to a multiple dwelling in compliance with the old code and MDL Article 7-B.
COL		Converted Old Law – A tenement recorded as such in the Department of Housing Preservation and Development.
CNL		Converted New Law – A tenement recorded as such in the Department of Housing Preservation and Development.
NLSR		New Law Tenement, Single Room – New law tenements that contain units converted to single room occupancy pursuant to MDL § 248.
NL		New Law Tenement – Originally erected as a multiple dwelling in accordance with the laws in effect after April 12, 1901 and prior to April 18, 1929, and recorded as NL in the Tenement House Department (now Department of Housing Preservation and Development) before April 18, 1929. NL's comply with MDL Article 7.
	LH	Lodging House – Erected in accordance with the laws in effect prior to December 6, 1968 as a lodging house, and subsequently maintained or altered in accordance with MDL § 66. These buildings typically have open plan rooms with many beds serving a transient population.
HEXA	HEXB	Heretofore Erected Existing – Erected in accordance with the laws in effect prior to January 1, 1929 as an apartment hotel or a hotel, and subsequently maintained or altered in accordance with MDL § 67. At the time of construction they were exempt from the Tenement House Act (now found in MDL Article 7), at that time needing to comply only with the less stringent Building Code. However, in 1929, the MDL classified them as multiple dwellings.
	Y	Y-Type – A class B multiple dwelling recorded as such in the Department of Housing Preservation and Development.