

UNDERSTANDING NYC LL 157 What Property Managers & Boards Need to Know

NYC Local Law 157 (LL 157) requires the installation of natural gas alarms in residential buildings to reduce the risk of undetected gas leaks and explosions.

The responsibility primarily falls on building owners, with defined roles for tenants.



Where Natural Gas Alarms Must Be Installed

In any area containing a natural gas appliance, including:

- Kitchens (stoves)
- Laundry areas (gas dryers)
- Utility rooms (water heaters)
- Boiler/mechanical rooms

In both:

- Private spaces (apartments)
- Common/public areas

What Qualifies as a Gas Appliance

- Gas stoves / ovens
- Gas dryers
- Hot water heaters



- Boilers / heating systems
- Any other gas-burning equipment

Placement Requirements

Alarms must be installed according to the following rules:

Distance from appliance

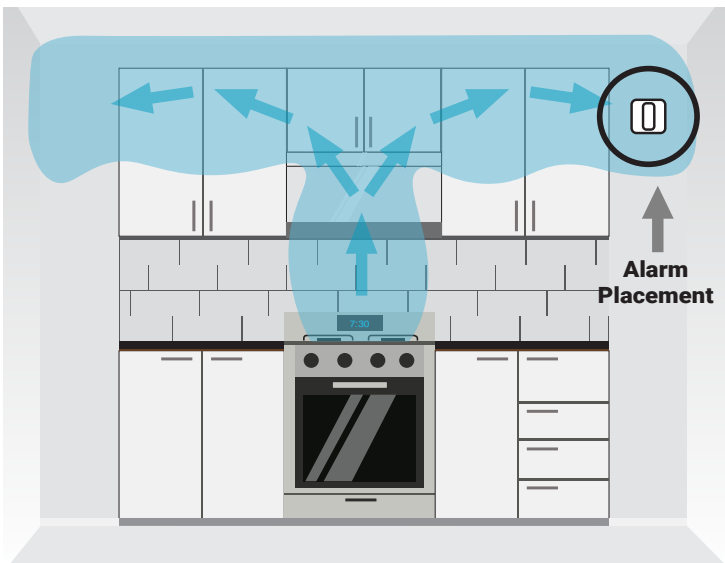
- At least 3 feet away
- No more than 10 feet away

Height/location

- On the ceiling, OR
- On the wall within 12 inches of the ceiling

Exceptions

- If the space does not allow proper placement:
 - Follow manufacturer instructions, OR
 - Follow NFPA 715 (2023) guidance



Compliance Deadline of January 1, 2027

Property Owner Responsibilities

- Install compliant natural gas alarms
- Ensure alarms are properly located
- Replace alarms at the end of their useful life
- Comply with manufacturer and NFPA 715 standards

Tenant Responsibilities

- Maintaining alarms during occupancy
- Replacing alarms that are:
 - Removed
 - Damaged
 - Missing
 - Inoperable

If the alarm fails within 1 year due to a manufacturing defect, the owner is responsible.

Owners are allowed to recover installation costs from tenants.

Tenant has 1 year from installation to pay:

- \$25 per natural gas alarm
- \$50 per combo unit (gas + CO or smoke)
- Up to \$75 per triple-combo unit (gas + CO + smoke)

Replacement & Lifecycle

Replacement is based on:

- Manufacturer's stated lifespan
- Performance and operability

This is not a "one-time install" requirement. It is an ongoing compliance obligation.



Note: This is a Whole-Building Obligation.

LL 157 is not limited to individual units:

- Applies to every gas appliance location
- Includes common areas
- Requires portfolio-wide planning

For more information and FAQs on LL 157, visit:

<https://www.nyc.gov/site/buildings/property-or-business-owner/natural-gas-detector-faqs.page>

**CONCERNED CITIZENS FOR
NATURAL GAS SAFETY**

Working together to prevent natural gas tragedies before they happen.

Concerned Citizens of Natural Gas Safety is a national coalition of residents, community leaders, and safety advocates dedicated to preventing avoidable disasters caused by natural gas leaks and explosions. Our mission is to raise awareness, advance education, and advocate for stronger safety practices that protect families, tenants, and communities.

Learn more at www.preventnaturalgasdisasters.com.