

New York City Natural Gas Alarm Checklist

For owners who rent out homes with gas in the five boroughs. Due **on or before January 1, 2027**. The Department of Buildings has said the date will not be extended again.

1. DOES IT APPLY TO YOUR BUILDING?

- ☐ The building has gas piping or gas service.
- ☐ It has three or more apartments, or it is a one- or two-family home with a unit rented to someone outside the owner's family.
 - No gas in the building: exempt. The housing agency's rule has the owner submit documentation.

2. WHERE EACH ALARM GOES

- ☐ In every room that has a gas appliance: stove, gas dryer, water heater, boiler or furnace.
- ☐ 3 to 10 feet from the appliance, measured horizontally.
- ☐ On the ceiling, or on the wall within 12 inches of the ceiling.
- ☐ Any apartment directly over a gas appliance or gas piping: one in the room directly above it.
- ☐ Shared spaces with a gas appliance, such as a laundry room with a gas dryer.
 - If the room or the manufacturer's instructions call for a different spot, the rule says to follow the manufacturer.

3. WHAT TO BUY

- ☐ "UL 1484" is marked on the package.
- ☐ Battery or plug-in (allowed in an existing building). The owner, the super or the tenant may install it.
 - A hardwired alarm needs a New York City licensed electrical contractor, with permits.

4. PAPERWORK

- ☐ Notice posted in a common area (three or more apartments), or handed to the tenant (one- or two-family rental). The City publishes sample wording.
- ☐ Written information given to one adult in each unit: how to test and maintain the alarm, what to do when it sounds, and its useful life.
- ☐ Record kept: date the notice went up, and the install date and replace-by date for each alarm.
- ☐ Photo taken of each installed alarm.
 - Tenant reimbursement: not to exceed \$25 per alarm (\$50 for a two-in-one, \$75 for a three-in-one). The tenant has one year to pay.

5. YOUR RECORD

Unit and room	Gas appliance	Date installed	Replace by	Make and model

The full explanation, with links to the law and to each City agency's page:

www.DialloStevens.com/natural-gas-alarms-nyc

Reviewed against the City's published sources on September 19, 2026. New York City only. I am a real estate broker, not an attorney or an electrician, and this is not legal advice. The City's law and rules govern.