

The New York Times

Real Estate Q&A

Expert Advice for Owners and Renters



October 20, 2009, 11:38 AM

When a Super Is a Requirement

By JAY ROMANO

Q. *Is there a New York City law that a co-op building must have a specific number of units to necessitate a live-in superintendent?*

A. Dov Treiman, a Manhattan real estate lawyer, said that under the New York City Administrative Code, any building with nine or more units must have a “janitorial service” or super either in the building or within one block or 200 feet of the building. The janitor or service must be available by telephone 24 hours a day.

Mr. Treiman added that a single super or janitor is not deemed capable of serving a building or complex with more than 65 apartments. In such a case, at least one additional super or janitor must be employed and at least one of them must live in the building or close by.