



PUBLIC ADVOCATE FOR THE CITY OF NEW YORK

**Letitia James**

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Press Release

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## PUBLIC ADVOCATE LETITIA JAMES RELEASES TOP 30 WORST ILLEGAL HOTEL LANDLORDS IN NYC

*Worst Landlords Account for ¼ of All Illegal Hotel Violations Since 2011, Totaling Nearly \$800,000 in Fines*

(New York, NY)— Public Advocate Letitia James today announced the release of the 30 Worst Illegal Hotel Landlords. Expanding upon the annual list of the [100 Worst Landlords](#) in New York City, this report exposes the top 30 landlords who have been cited by the Department of Buildings for 423 illegal hotel violations totaling \$796,000 in fines since 2011.

“The problem of illegal hotels is becoming more rampant in New York City. We are seeing landlords take these apartments out of the available housing stock and turn them into short term rentals that command higher profit margins. We’re facing an affordable housing crisis in this city and illegal hotels create numerous safety concerns for tenants and neighbors. It is important that enforcement is stepped up with the goal of putting these illegal hotel operators out of business,” said NYC Public Advocate Letitia James.

Illegal hotels operators use third parties like Airbnb to unlawfully convert residential units into more lucrative short-term rentals for transient visitors for fewer than 30 days in violation of state law. Illegal hotels exacerbate New York’s housing crisis by depleting an already scarce supply of affordable housing and pose a serious public safety threat as many of the illegally-rented apartments do not meet various building, fire, and safety code regulations.

Among the worst of the worst illegal hotel landlords are:

- **High Point Associates** (24 citations, \$53,600 in fines);
- **M 317-319 Realty** (21 citations, \$37,800 in fines); and
- **Lighthouse West 49th St LLC** (20 citations, \$25,900).

Also included in the list of worst illegal hotel landlords is **Wilshire Limited** (11 citations, \$24,000 in fines). Wilshire was one of two building owners that was part of an injunction filed by the Mayor's Office of Special Enforcement enjoining the owners of 59 Fifth Avenue and 5 West 31st Street from continuing to operate their buildings as illegal hotels by allowing long-term residential units to be used as short-term rentals for transient occupants. The building owners had been using illegal hotel operators like Airbnb and other companies to advertise units in their building for short-term rentals in violation of state law.

For a full list of the Top 30 Illegal Hotel Landlords, please see below:

<b>Name of Landlord Entity</b>	<b>Number of Violations</b>	<b>Amount</b>
HIGH POINT ASSOCIATES X11 LLC	24	\$53,600
M 317-319 REALTY LLC	21	\$37,800
LIGHTHOUSE WEST 49 LLC	20	\$25,900
270 W 77TH STREET CORP	17	\$21,800
338 EAST 55 REALTY LLC	17	\$32,900
15 WEST 55TH ST PROPERTY LLC	16	\$29,900
317-319 SECOND REALTY LLC	16	\$45,600
332 4 WEST 47TH STREET ASSOC L	16	\$25,200
325 EAST 10 REALTY LLC	15	\$52,800
BROADWAY SKY LLC	15	\$26,750
HERMAN EPSTEIN	15	\$23,600
44 W 37 STREET LLC	14	\$19,200
ASABA REGINA	14	\$33,450
EAST 82ST STREET INVESTORS LLC	14	\$27,700
MIGE ASSOC 2	14	\$32,000
3213 WEST 47 ST ASSOCIATES LP	12	\$26,600
697 10TH LLC	12	\$22,600
CHELSEA 8TH AVENUE LLC	12	\$17,800
EAST END ASSOC INC	12	\$17,900
MUFFY J. PERLBINDER	12	\$28,400
RON SHOSHANY	12	\$18,200
TERRILEE 97TH ST LLC	12	\$27,800
WILSHIRE LIMITED	11	\$24,400
1071 1ST AVE LLC	10	\$17,600
162 LINDEN REALTY LLC	10	\$14,800
348 58 WEST 47TH ST ASSOC, LP	10	\$16,000
BRIZ REALTY CORP	10	\$12,700

DIONISIO FONTANA	10	\$14,800
OLD MAN SACHS LLC	10	\$14,600
R.C.F.H.P INC	10	\$17,600
SMBRO GROUP LLC	10	\$16,000
<b>Total</b>	<b>423</b>	<b>\$796,000</b>

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