REBNY
Real Estate Board of New York

REBNY Research

Data Over Rhetoric

A Closer Look at Housing Violations, Evictions and Complaints

Evictions, Code Violations and 311 Complaints are Highly Concentrated and Limited

In October 2018, the Regional Plan Association (RPA) published The High Cost of Bad Landlords, finding that eviction activity and housing code violations were not evenly distributed across the city. The report also made an important point: most property owners who own and maintain residential buildings are responsible owners, and most follow the law and provide quality housing in return for rent.

In recent months, the city's politics have again elevated the idea of "bad landlords," including through public hearings and renewed attention to tenant complaints and enforcement. But this framing raises a basic question that must be answered before any serious policy response can follow: what does it mean, empirically, to call a property owner—or, more precisely, a building— "bad," and how common is that harm?

With those questions in mind, REBNY has updated the RPA's 2018 report through the current day to provide New Yorkers with data to inform important policy discussions.

What the data shows:

We analyze 761,352 residential buildings at the tax-lot level (BBL) and measure (i) executed evictions, (ii) HPD housing code violations, and (iii) housing-related 311 complaints using recent NYC public data.

The 2018 RPA report relied on eviction filings, while this refresh uses executed evictions. Also, because buildings differ substantially in size and context, we added an analysis lens on evaluating each building relative to comparable buildings in the same borough and size category, allowing the analysis to further highlight where the highest concentrations of evictions, violations, and housing complaints occur.

The results are clear:

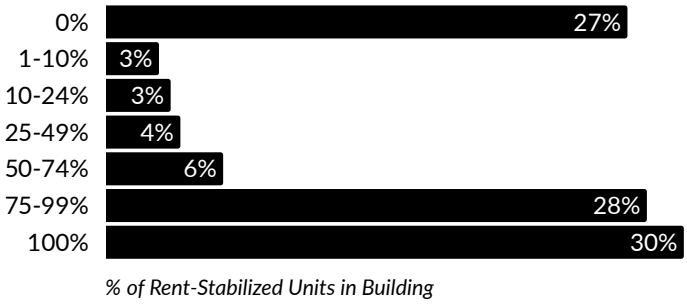
- 1% of the 761,352 buildings account for 58% of executed evictions over the past 24 months.
- 5% account for 92% of executed evictions.
- ~10% account for 97% of executed evictions.
- The same ~10% account for 88% of HPD violations and 94% of HPD Class C (most severe) violations in the same 24-month window.
- 89% of the 761,352 buildings have no Class C violations over the past 24 months.
- In the multifamily universe of 91,918 buildings only, 10% of buildings account for 80% of evictions and 50% of violations over the past 24 months

1. For a full look at methodology please see page 5.

Violations & Evictions by Percentage of Rent Stabilized Units

Violations and evictions are disproportionately higher in buildings that have 75% to 100% rent-stabilized units.

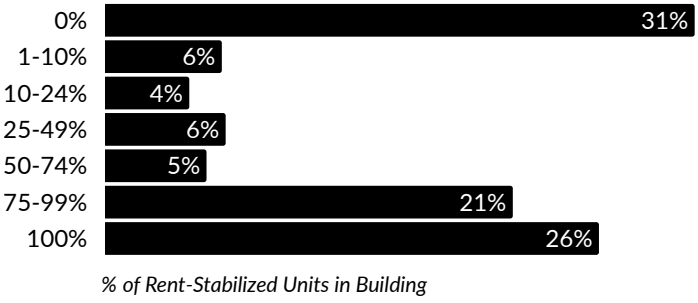
Share of the Most Serious Violations
10 Violations or More



Even though they are only a combined **2%** of the building inventory, buildings with **75-100%** rent-stabilized units account for **57%** of the violations in buildings with at least 10 Class C violations.

Buildings with no rent-stabilized units represent 95% of the building inventory, and 27% of the violations in buildings with at least 10 Class C violations.

Share of Executed Evictions in the last 24 Months
10 Violations or More



Buildings with 75-100% rent-stabilized units account for 47% of executed evictions in the last 24 months, compared to 31% for buildings without any rent-stabilized units.

Among buildings with no rent-stabilized units only 1% have a Class C (the most serious) violation. This compares to 35% among buildings with 75-99% rent-stabilized units and 17% among 100% rent-stabilized.

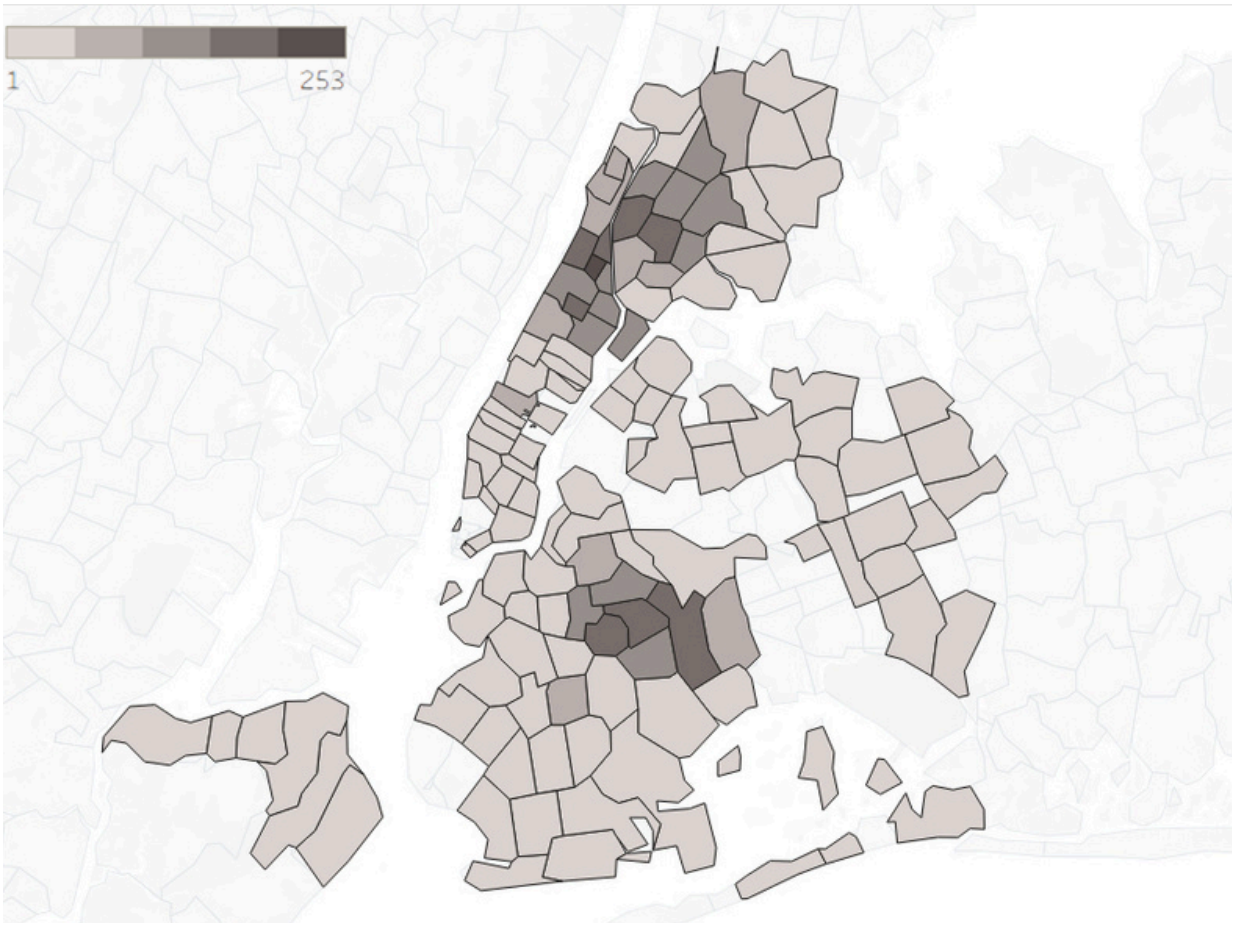
Why it matters:

Understanding where evictions, violations, and complaints are concentrated can be used to make government operations and public policy more efficient and effective. Rather than paint property owners with a broad brush, policymakers can use data to target inspections and enforcement activities at buildings and neighborhoods where there are high concentrations of evictions, code violations, and complaints. Similarly, programs to provide support for property owners or to facilitate change in ownership of buildings with challenges can be more carefully tailored to address buildings most in need of support.

Buildings with Most Evictions/Violations/Complaints by Geography

Buildings with Highest Concentration of Evictions/Violations/Complaints by Zip Code

- 35 zip codes have 75+ of these buildings (4,269 combined buildings)
- Remaining 139 zip codes have <75 of these buildings (3,344 combined buildings)



Zipcode	Neighborhood	Buildings
11226	Flatbush, Prospect Park South	253
11207	East New York, Cypress Hills	192
11212	Brownsville	184
11233	Ocean Hill/Stuyvesant Heights	174
10458	Fordham, Belmont	171

Methodology

Relationship to Prior Work

This analysis is inspired by the Regional Plan Association's building-level "bad landlords" report, which combined Housing Court eviction filings with HPD violations to identify a high-harm cohort. This refresh is not an exact replication. It uses executed evictions (Marshal's) rather than Housing Court filings due to limited access beyond the county level, and it uses a percentile-based tiering system rather than a threshold-defined cohort. Results should be interpreted as a relative distress ranking based on realized displacement and housing-condition signals.

Unit of analysis and universe

- Unit: building tax lot (BBL), consistent with the building-level framing used in prior work.
- Universe: PLUTO tax lots in core residential categories (land use 1–4) with at least one residential unit. Condo lots are excluded when a nonzero condo number is present.
- Multifamily subset: buildings with 4+ residential units. Tiers are also computed for this subset.

Time windows

- As of date: February 10, 2026.
- Evictions and HPD conditions: rolling 24 months (beginning March 1, 2024).
- 311 housing complaints: rolling 12 months (beginning March 1, 2025).

Events are aggregated to a month; rolling windows are computed as sums over the relevant months ending in the as-of month.

Measures used

- Executed evictions: count of marshal-executed evictions by BBL over 24 months.
- HPD violations: counts by BBL over 24 months, plus a severity-weighted measure that places greater weight on more severe violations (Class C and rent-impairing indicators). The severity-weighted measure is the HPD signal used in the ranking.
- 311 housing complaints: counts by BBL over 12 months. Complaints are limited to housing-relevant problem types and are the 311 signal used in the ranking.

Methodology

Rent-Stabilized Housing

This report also includes supplemental analysis of rent-stabilized housing based on two sources to identify buildings with at least one rent-stabilized unit and the number of rent-stabilized units: 2024 DHCR building-level registration data, supplemented by NYC Department of Finance tax bills from FY 2024-2025. Not all tax lots on the DOF website include tax bills. The percentage of rent-stabilized units was not used for the tier assignments referenced above.

Tier construction

Each building is assigned a composite distress score that combines executed eviction rates, HPD conditions severity, and housing-related 311 complaints. Scores are converted to stabilized rates (using a units-based smoothing factor) and normalized within peer groups defined by borough and building-size bins. The composite score is a weighted sum of peer percentiles (40% evictions, 40% HPD conditions, 20% 311).

Buildings are then ranked citywide by the composite score and placed into tiers:

- Tier 1: worst 1%
- Tier 2: next 4% (top 5% excluding Tier 1)
- Tier 3: next ~5% (top ~10% excluding Tiers 1–2)

Tiers are computed (a) across all buildings in the universe and (b) within the 4+ unit subset.

Limitations

Executed evictions capture the end of the eviction pipeline and will undercount buildings where harm manifests as repeated filings or threats that do not result in a marshal execution. HPD violations and 311 complaints depend on reporting behavior and inspection access and may understate conditions where complaints are suppressed or access is limited. Records without a usable BBL (or not matching the PLUTO universe) are excluded from aggregation.