A CLOSER LOOK AT BUILDINGS WITH 99 APARTMENTS

New York City | Proposals recorded from July 2024 through September 2026

New York City has seen a surge in exactly 99-unit apartment buildings since the inception of the 485-x tax program for multifamily construction.

By comparison, just 13 buildings with exactly 99 proposed units were filed with DOB from 2008 through 2023. This sharp increase comes amid more stringent mandates for larger developments under 485-x.

This report looks at this growing trend in more detail.

172
99-unit apartment buildings have been proposed

49
Registered 485-x plans with HPD

123
Proposed 99-unit projects filed with DOB

Note: *While HPD maintains registration data, DOB maintains a data set related to new construction building filings. Those filing dates occur prior to the moment-in-time when someone may register as a 485-x prospective project with HPD. The DOB data set thereby provides another source of future 99-unit projects.*

The two sources may overlap. Duplicate records were removed in reaching the combined total of 172 reported building proposals. Some records may describe the same building under different IDs.

BUILDING RECORDS BY BOROUGH

Proposed buildings with exactly 99 apartments, identified in two City datasets.

Borough	Registered 485-x plans with HPD	Proposed 99-unit projects filed with DOB	Total
Brooklyn	23	42	65
The Bronx	17	41	58
Queens	5	27	32
Manhattan	4	13	17
Staten Island	0	0	0
Citywide	**49**	**123**	**172**

Q3 2026 DOB FILINGS

From July through September 2026, **Department of Buildings (DOB) records show 47 filings for proposed 99-unit apartment buildings, totaling 4,653 apartments, or 31.6% of all proposed multifamily apartments filed during Q3 2026**.

These 47 filings are already included in the cumulative citywide total of 123 DOB filings and are not additional to that figure.

Counts are by reported building ID. Some records may refer to the same 485-x project and need confirmation.

Borough	Filed in Q3 2026
Brooklyn	18
The Bronx	16
Queens	12
Manhattan	1
Staten Island	0
Citywide	**47**