

STRIKE PREPARATION
32BJ & the RAB, Realty Advisory Board is gearing up

FROM CNYC, Council of New York Cooperatives and Condominiums

“CONTRACT NEGOTIATIONS CONTINUE FOR A SUCCESSOR CONTRACT WITH LOCAL 32 BJ - Is Your Building Prepared for All Eventualities?”

The contract between building service employees and residential buildings in Brooklyn, Manhattan, Queens and Staten Island will expire at midnight on Monday, April 20, 2026. Contract negotiations are in progress.

While a successor contract is usually reached before the deadline, there have been occasions when negotiations broke down and employees went out on strike. It is important that buildings plan in advance how they will manage their building if a strike occurs in April. CNYC’s booklet on strike preparation provides guidelines and advice.”

LINK TO booklet on strike preparation
https://cnyc.com/pdf/CNYC_In_the_Event_of_a_Strike_2026.pdf



<https://BrooklynEagle.com/369888/nycs-residential-building-workers-prep-for-strike-as-contract-negotiations-loom/>



FROM NYARM, New York Association of Realty Managers

3 part strike prep video is from 2014 stands the test-of-time. Featuring:

→ **Howard Rothschild**, Esq., President, RAB, Realty Advisory Board on Labor Relations, Chief negotiator on behalf of building owners & management
<https://www.rabolr.com/counsel/>

→ **Randy J. Heller**, Esq., Gallet Dreyer & Berkey, LLP
<https://www.gdblaw.com/randy-heller>

Ramifications of on-going construction work:

- Who bears responsibility for any delay
- Is the building liable for any impact costs incurred by the contractor?
- Is the contractor entitled to an extension of time to complete its work?
- How construction agreements can protect buildings under these circumstances.

→ **Steven Kirkpatrick**, Esq., Romer Debbas LLP
<https://romerdebbas.com/steven-kirkpatrick-esq/>

- Navigate residential tenant complaints
- Based on a possible breach of warranty-of-habitability
- Planning strategies to implement that can avoid tenant service complaints.

→ **Jeffrey M. Schwartz** , Esq., Schwartz Sladkus Reich Greenberg Atlas LLP
<https://ssrga.com/attorney/jeffrey-m-schwartz/>

Weed out unauthorized • Residents • Subtenants • B&Bs • Guests etc.

- **Part 1** <https://www.youtube.com/watch?v=Nh4cTXKcVEI&t=236s>
- **Part 2** <https://www.youtube.com/watch?v=tPc5AqqJZAE>
- **Part 3** <https://www.youtube.com/watch?v=WNF6H9CXOE0&t=849s>

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