

Administrative Fee Schedule

The following administrative fees are for violations of the rules of Riverbay Corporation. These fines are imposed by Cooperator Services Office (CSO) after the issuance of a community complaint(s) by Riverbay's Department of Public Safety.

A. Hanging bedding and/or clothing, rugs etc., over terraces or out of windows	\$25
B. Improperly disposing of garbage refuse or litter in compactor rooms, hallways, public areas or outside of designated basement areas	\$50
C. Bike riding in prohibited areas	\$25
D. Ball playing in prohibited areas	\$25
E. Loitering	\$100
F. Noise, causing a disturbance to neighbors	\$100
G. Smoking in indoor public areas such as lobbies, stairwells, elevators and shopping centers	\$300
H. Walking on grass in prohibited areas	\$25
I. Driving or parking a motor vehicle on Riverbay property without authorization	\$100
J. Throwing or dropping objects from windows, terrace or any portion of the building	\$200
K. Anti-social (Any act on Riverbay property that results in an arrest by police or Public Safety)*	\$300
L. Abuse of equipment on premises and/or landscaping	\$125
M. Unauthorized Move-in/Move-out without a Riverbay Permit	\$300
N. Unreasonable detaining of an available elevator	\$50
O. Unauthorized posting or distributing advertising material within Co-op City	\$100
P. Deliver or cause to delivered unsolicited materials throughout Co-op City	\$25
Q. Willingly providing access into buildings to unauthorized persons	\$50
R. Over age 7 using play facilities in toddler park	\$50
S. Removing a laundry basket from the laundry room	\$75
T. Feeding pigeons, geese or other stray animals on Co-op City property	\$100
U. Improperly placing recyclable materials in areas other than those designated for recycling	\$25
V. Unauthorized appliance within apartment	\$150
W. Defacing/destroying Riverbay property, including, but not limited to, marking/spraying property	\$300
X. Refusing inspection of an apartment after receiving written notice of hazardous or damaging condition or of possible presence of a prohibited appliance	\$250
Y. Unapproved alterations, additions or improvements to terraces	\$125

Z. Keeping or harboring dogs or any animals deemed potentially harmful to the health and safety of others.	\$200
AA. Vehicle alarms (garage) that sound for more than 5 minutes	\$25
BB. Unauthorized access to roof	\$200
CC. Unauthorized satellite dish	\$150
DD. Failure to submit income affidavit (50% monthly surcharge)	
EE. Failure to submit proof of mandatory co-op insurance	\$150
FF. Poor Housekeeping/Hoarding	\$125
GG. Violation of a Riverbay-issued move-in/move-out permit	\$125
HH. Failure to abide by the New York City Animal Waste & Leash Law	\$250

For each additional or subsequent violation of these rules, the administrative fee shall be double the amount of the preceding charge (i.e. 1st charge \$25, 2nd charge \$50, 3rd charge \$100, etc.) CSO may recommend that shareholders with multiple violations be reviewed for eviction.

* Resolution 16-58 amended the definition of (K) anti-social behavior as any act that results in an arrest by the NYPD or CCPD, subject to appeal in the event of dismissal or adjudication resulting in a 'not guilty' verdict.