

SERVICE NOTICE

Required Documents to be Submitted in DOB NOW: *Build* for Job Filings in Designated Wetland Areas

Effective August 17, 2026, filings in DOB NOW: *Build* for specific Job Types and Work Types on properties flagged as Tidal Wetlands, Freshwater Wetlands, and/or Coastal Erosion Hazard Areas will have new Required Documents prior to approval.

Wetlands Information on the Property Profile

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check:	Yes
Freshwater Wetlands Map Check:	Yes
Coastal Erosion Hazard Area Map Check:	No
Special Flood Hazard Area Check:	Yes

Buildings identified by the NYS Department of Environmental Conservation (DEC) as being in an area that may be affected by Tidal Wetlands, Freshwater Wetlands and/or Coastal Erosion Hazard Area will have a flag on the **DOB NOW Property Profile**.

Job Types & Work Types

- New Building (NB): Initial (I1), General Construction (GC) Work Type
- New Building with Existing Elements to Remain (NBEE), and Alteration-CO (Alt-CO) or Alteration (Alt) with Horizontal Enlargement.
- Earthwork (EA) and Foundation (FO) Work Types

Required Documents

Filings that meet the above criteria will have Required Documents added to the filing: A **DEC Jurisdictional Determination** and a **DEC Permit** for each Yes flag on the Property Profile. All applicants will be required to submit the applicable DEC Jurisdictional Determination for each flag on the Property Profile. If the Determination indicates that a DEC Permit is required, the applicable DEC Permit must be submitted prior to approval. If the Determination indicates that a DEC Permit is not required, a waiver request for the DEC Permit Required Document should be submitted.

If YES on BIN:	Require Prior to Approval	
Tidal Wetlands	TW - DEC Jurisdictional Determination	TW - DEC Permit
Coastal Erosion Hazard Area	CEHA - DEC Jurisdictional Determination	CEHA - DEC Permit
Freshwater Wetlands	FW - DEC Jurisdictional Determination	FW - DEC Permit

Properties with Incorrect Property Profile Flags

If the property has a wetlands flag in the Property Profile and DEC has issued a Jurisdictional Determination stating that the property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands and/or Coastal Erosion Hazard Area, upload the DEC Jurisdictional Determination as the DEC Jurisdictional Determination Required Document and request a waiver of the DEP Permit Required Document.

Additional Information

For additional assistance with DOB NOW, submit an inquiry at nyc.gov/dobhelp.