

Introduction of ELURP for Housing-Related Applications in New York City

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WHAT YOU NEED TO KNOW

During the November 2025 general election in New York City, voters approved amendments to speed up housing-related land use applications. The Expedited Land Use Review Procedure (ELURP) was created as a result, streamlining the review and approval process to reduce time, costs, and uncertainty while maintaining agency and community review requirements.

Beginning January 1, 2027, certain housing-related land use applications in 12 New York City Council districts will no longer be subject to the full Uniform Land Use Review Procedure (ULURP). Instead, eligible projects will follow an expedited review process known as ELURP, reducing opportunities for discretionary project denial and potentially shortening approval timelines.

In addition, recently adopted City Environmental Quality Review (CEQR) reforms exempt qualifying discretionary land use actions from environmental review when the actions facilitate 250 to 500 incremental housing units, depending on the zoning district. They must also meet other eligibility criteria.

Together, these changes are expected to significantly reduce the time, cost, and uncertainty associated with residential rezonings and housing developments in designated areas of the city.

What Will Change?

Under ELURP, the New York City Council will no longer have authority to reject many eligible housing-related land use applications within designated districts. The streamlined review process is intended to accelerate housing production by shortening the approval timeline while maintaining agency and community review requirements.

At the same time, CEQR reforms reduce environmental review obligations for certain housing projects, eliminating a major source of costs, delays, and risks for qualifying developments.

Where Will ELURP Apply?

[12 Council Districts have been designated for ELURP, including:](#)

Brooklyn

- Community District 10: Bay Ridge, Dyker Heights
- Community District 12: Borough Park, Kensington
- Community District 18: Canarsie, Flatlands

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Regulatory Update

Manhattan

- Community District 7: Upper West Side
- Community District 8: Upper East Side, Roosevelt Island

Queens

- Community District 4: Corona, Elmhurst
- Community District 5: Ridgewood, Maspeth, Middle Village
- Community District 10: South Ozone Park, Howard Beach
- Community District 11: Auburndale, Bayside, Douglaston
- Community District 13: Queens Village, Bellerose, Rosedale

Staten Island

- Community District 2: Mid-Island
- Community District 3: South Shore

Looking Ahead

For property owners, developers, and institutions pursuing residential development opportunities, these reforms may create new pathways to advance projects more efficiently. Eligible rezonings that previously faced lengthy land use and environmental review processes may now benefit from substantially reduced entitlement timelines and lower soft costs.

Organizations evaluating development opportunities within these districts should begin assessing whether proposed projects qualify for ELURP and CEQR exemptions.

How Langan Can Help

Langan's land use planning team can help clients evaluate project eligibility, navigate evolving regulatory requirements, assess environmental review implications, and develop strategies to advance housing and mixed-use development projects efficiently.

If you have questions or concerns, please reach out to your Langan project manager or:



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