

Rent Stabilization

<http://www.housingnyc.com/resources/dhcr/dhcr1.html>

In NYC, rent stabilized apartments are those apartments in buildings of six or more units built between February 1, 1947 and January 1, 1974. Tenants in buildings of six or more units built before February 1, 1947, who moved in after June 30, 1971 are also covered by rent stabilization. A third category of rent stabilized apartments covers buildings with three or more apartments constructed or extensively renovated since 1974 with special tax benefits. Generally, these buildings are stabilized only while the tax benefits continue.

Outside NYC, rent stabilization applies to non-rent- controlled apartments in buildings of six or more units built before January 1, 1974 in the localities that adopted the Emergency Tenant Protection Act (ETPA) in Nassau, Westchester and Rockland counties. Some municipalities limit ETPA to buildings of a specific size, but never fewer than six units. Stabilization also applies to formerly rent controlled apartments located in ETPA localities where the unit was vacated on or after June 30, 1971.

The local Rent Guidelines Boards in NYC and in Nassau, Westchester, and Rockland counties set maximum rates for rent increases once a year which are effective for leases beginning on or after October 1st of each year.

Like rent control, stabilization provides other protections to tenants besides limitations on rents. Tenants are entitled to receive required services and to have their leases renewed, and may not be evicted except on grounds allowed by law. Leases must be entered into and renewed for one- or two-year terms, at the tenant's choice.

If the tenant's rights are violated, DHCR may reduce rents and impose civil penalties on the owner. Rents may be reduced if services are not maintained. In cases of overcharges, DHCR may assess penalties of interest or, in the case of willful overcharges, treble damages, payable to the tenant.

The Omnibus Housing Act required owners to initially register with DHCR the rent and services for all rent stabilized apartments that were occupied on April 1, 1984 by June 30, 1984. Owners were required to serve a copy of the registration upon tenants, who had 90 days to challenge the information provided by the owner. For apartments becoming subject to rent stabilization after 1984, owners must initially

For more information or assistance, call the DHCR Rent InfoLine (718-739-6400) or visit your Borough or County Rent Office.

- a) Central , 92-31 Union Hall Street,4th Floor, Jamaica, NY 11433 - (718) 739-6400
- b) Brooklyn, 55 Hanson Place, 7th Floor, Brooklyn, NY 11217
- c) Upper Manhattan, 163 W. 125th Street, 5th Floor, New York, NY 10027 (North side of 110th St. and above)
- d) Nassau County, 50 Clinton Street, 6th Floor, Hempstead, NY 11550
- e) Westchester County, 55 Church Street, White Plains, NY 10601
- f) Lower Manhattan, 25 Beaver Street, 5th Floor, New York, NY 10004 (South side of 110th St. and below)
- g) Bronx, 1 Fordham Plaza, 2nd Floor, Bronx, NY 10458
- h) Staten Island, 60 Bay Street, 7th Floor, Staten Island, NY 10301
- i) Rockland County, 94-96 North Main Street, Spring Valley, NY 10977