

Rent Control Tenants

- **Rent can no longer be increased by 7.5% annually.**
- No more fuel pass-alongs! Landlords can no longer bill an individual tenant with the gas bill of a building.

All tenants (including market-rate!)

- Security deposits must be no more than one month's rent.
- Background and credit check fees are capped at \$20.
- Tenants can no longer be held hostage for breaking a lease.
- Landlords can no longer make and use "blacklists"; lists shared among landlords to punish renters who have been to housing court by not providing housing.

For more questions or to get help, call:

Manhattan Legal Services: (917) 661-4500

Metropolitan Council on Housing: (212) 979-0611

People Against Landlord Abuse & Tenant

Exploitation (P.A.'L.A.N.T.E.) Harlem: (212) 491-2541

NYC Housing Authority (NYCHA): (718) 707-7771



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SenatorRJackson



What Rent Reform Means for You



**Senator
Robert
Jackson**

WHAT RENT REFORM MEANS FOR YOU

Helpful Definitions:

Rent Stabilization: Buildings with six or more units built before 1974. Rent stabilized apartments include limits on how much a landlord can increase your rent and you have a guarantee to renew your lease.

Preferential Rent: A rent in which the owner charges the tenant a lower amount than the legal rent, but could be raised anywhere up to said legal rent when a lease is renewed.

Rent Controlled Apartment: An apartment that has been held by the tenant or their lawful successors (family members, spouses, etc.) since before July 1, 1971.

Individual Apartment Increases (IAI): A rent increase caused by improvements made by the landlord to an individual apartment such as replacing floors, updating bathrooms or remodeling kitchen sinks, countertops, etc.

Major Capital Improvement (MCI): A rent increase caused by the landlord spending money on a building improvement or replacing a major building system such as a new elevator or boiler.

Rent Stabilized Tenants

- **Repealed vacancy decontrol:** Apartments can no longer be taken out of rent stabilization because of high rent or high income!
- **The vacancy bonus has been eliminated** to reduce landlords' incentive to kick out tenants because higher turnover no longer automatically means higher rent. Previously, landlords of rent-regulated units could automatically increase the rent upon a vacancy of an apartment, up to 20%.
- **The rent overcharge look-back period has been extended** from 4 to 6 years, and landlords can't avoid paying treble (x3) damages by paying out before a judgment is made by HCR or the courts.
- **Reformed Major Capital Improvements (MCIs):** all increases are capped at 2% going forward, including increases approved in the past 7 years that are not fully phased in. MCIs are **no longer permanent**; they now last 30 years. New guidelines are forthcoming on what can qualify for an MCI increase, and 25% of MCIs now must be **inspected** and **audited**.
- **Reformed Individual Apartment Increases (IAIs):** Over a given 15-year period, landlords are capped at increasing rent ~\$85/month in an individual apartment by claiming \$15,000 in modifications for a maximum of 3 separate IAIs. They also now last 30 years, and at least 10% of IAIs must now be inspected and audited.

Tenants with Preferential Rent

- Now, **preferential rents become the base rent for current tenants.**
- Landlords can increase to the full legal rent only when a new tenant moves into an apartment.
- Owners with rent-setting regulatory agreements with federal or state agencies will still be permitted to use preferential rents based on their particular agreements.

