

New York State Senator, 35th District  
Temporary President and Majority Leader



# ANDREA STEWART-COUSINS



DISTRICT OFFICE: 28 WELLS AVE., BLDG. #3, 5TH FL., YONKERS, NY 10701 • PHONE: (914) 423-4031

## KNOW YOUR RIGHTS: INCREASED TENANT PROTECTIONS ACROSS NEW YORK STATE

**In 2019, the NYS Legislature passed a historic rent reform bill to protect tenants:**

- Security deposits are limited to one month's rent.
- Application fees are limited to the cost of the background check, up to \$20. If the applicant provides a copy of the background check or credit check conducted within the past 30 days, the fee must be waived.
- Landlords must give tenants the opportunity for a walk-through before they move in and before they move out, and return the security deposit with an itemized list of deductions within 14 days from when the tenant vacates.
- Landlords cannot charge late fees until rent is five days late and it cannot be more than \$50 or 5% of the monthly rent, whichever is less.
- Landlords must make reasonable efforts to re-rent an apartment before they can charge a former tenant, who left before the end of the lease, the rent for the remainder of the lease.
- Landlords must give 30, 60, or 90 days notice of lease termination or a rent increase of 5% or more, depending on how long the tenant has lived there.

**QUESTIONS? CALL LEGAL SERVICES OF THE HUDSON VALLEY (1-877) 574-8529**