

"These permanent protections put tenants first and continue our fight to ensure everyone has a safe, affordable place to call home."

– Assemblywoman Maritza Davila

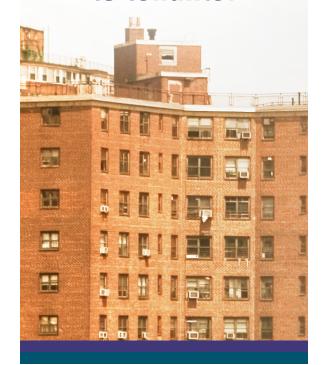
249 Wilson Avenue Brooklyn, NY 11237 718-443-1205

davilam@nyassembly.gov

Assemblywoman Maritza Davila:

RENT LAWS
SHIFT POWER

from landlords to tenants!





STRONGEST tenant protections ever

Prohibits retaliatory eviction against a tenant who makes a good faith complaint to the landlord alleging uninhabitable conditions



Requires landlords of unregulated units to provide adequate notice when refusing to renew a lease



Limits security deposits to one month's rent and requires any deposit to be refundable



Requires landlords make a good faith effort to re-rent a unit after a tenant breaks the lease to help mitigate damages



Limits background check fees to \$20 and prohibits lease application fees

Assemblywoman Davila makes history:

RENT STABILIZATION AND RENT CONTROL ARE NOW PERMANENT!

RENT REFORMS prevent unfair increases and save tenants money

Eliminates the vacancy bonus and prevents local rent guidelines boards (RGBs) from setting their own vacancy bonuses

Limits rent-controlled rent increases and prohibits pass-alongs of fuel costs to rent-controlled tenants

Eliminates vacancy deregulation, which allowed a landlord to remove an apartment from rent stabilization if it became vacant and the monthly rent exceeded \$2,774.76

Protects preferential rent for a current tenant and ensures all future increases are based on the preferential rate, not the legally permissible rent

Caps major capital improvement (MCI) rent increases at 2%, down from 6%, and limits individual apartment improvement (IAI) rent increases



Adjusts the cap on annual MCI rent increases approved within the last 7 years from 6% to 2% for any tenant who was in place when the MCI was approved, which could save tenants hundreds of dollars each year



Directs the state Division of Housing and Community Renewal (DHCR) to audit and inspect 25% of approved MCIs annually



Extends the recovery of overcharge penalties from 4 to 6 years and eliminates the statute of limitations for filing



Halts eviction plans for nonpurchasing tenants in condo and co-op conversions and gives nonpurchasing tenants in non-eviction plans more time to find a new home



Limits landlord recovery of rent-regulated apartments for personal use to one unit

Ending the Vacancy Bonus

Example in Real Dollars

CURRENT LAW WITH VACANCY BONUS







NEW LAW WITHOUT VACANCY BONUS



Estimated Monthly Savings

\$368.55

Source: NYSHCR
*NYC Median MCI/IAI