



**Assemblymember
Linda B. Rosenthal delivered
the
STRONGEST tenant protections ever**

- ✓ Prohibits retaliatory eviction against a tenant who makes a good faith complaint to the landlord alleging uninhabitable conditions
- ✓ Limits security deposits to one month's rent and requires any deposit to be refundable
- ✓ Prevents landlords from using a database of court information to blacklist prospective tenants
- ✓ Requires landlords make a good faith effort to re-rent a unit after a tenant breaks the lease to help mitigate damages
- ✓ Requires landlords of unregulated units to provide adequate notice when refusing to renew a lease
- ✓ Limits background check fees to \$20 and prohibits lease application fees

**Assemblymember
Linda B. Rosenthal**

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

- Assemblymember Linda B. Rosenthal

Assemblymember Linda B. Rosenthal makes history:

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 fuel pass-alongs 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
- ✓ Preserves preferential rent for a current tenant and ensures all future increases are based on the preferential rate, not the legally permissible rent
- ✓ Limits individual apartment improvements (IAs) to \$15,000 over a three-year period and caps new major capital improvement (MCI) increases at 2%
- ✓ Adjusts the cap on annual MCI rent increases approved within the last seven 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
- ✓ Eliminates MCI retroactive charges. An MCI increase is removed from the legal rent after 30 years
- ✓ Directs the state Division of Housing and Community Renewal (DHCR) to audit and inspect 25% of approved MCIs annually
- ✓ Extends the look-back period for rent overcharge from four to six years
- ✓ Halts eviction plans for non-purchasing tenants in condo and co-op conversions and gives non-purchasing tenants in non-eviction plans more time to find a new home
- ✓ Limits owner occupancy of rent-regulated apartments for personal use

RENT STABILIZATION AND RENT CONTROL



ARE NOW PERMANENT!