

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

Prevents landlords from using a database of court information to blacklist prospective tenants

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

Assemblymember Linda B. Rosenthal

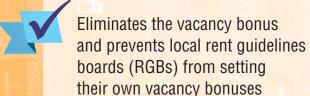
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Assemblymember Linda B. Rosenthal makes history:

RENT REFORMS prevent unfair increases and save tenants money



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 (IAIs) 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 nonpurchasing tenants in condo and co-op conversions and gives nonpurchasing 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!