

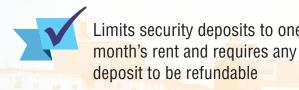
Assemblymember **Cook** delivered

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





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

Limits security deposits to one



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



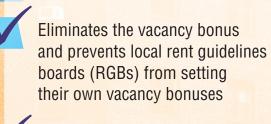
Assemblymember Vivian E. Cook

142-15 Rockaway Boulevard • Jamaica, NY 11436 • 718-322-3975 Room 939, LOB • Albany, NY 12248 • 518-455-4203 • cookv@nyassembly.gov



Assemblymember Cook makes history: **RENT STABILIZATION AND RENT CONTROL ARE NOW PERMANENT!**

RENT REFORMS prevent unfair increases and save tenants money



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

20% **Previous** Vacancy \$53 IAI* Rent = Bonus = \$1,350 \$1,620 Previous \$27.28 IAI Rent = = \$1.377.28 \$1.350

