



**Assemblywoman  
Diana C. Richardson**  
and  
**Senator  
Zellnor Y. Myrie**  
invite you to...



# 2-part Housing Series

for the  
**April & May  
Civic Minded Meetings**

**Housing Series  
Part 1:  
Saturday, April 27<sup>th</sup>  
2:00 – 4:00pm  
M.S. 61  
400 Empire Blvd.  
Brooklyn, NY 11225**

**Housing Series  
Part 2:  
Saturday, May 18<sup>th</sup>  
2:00 – 4:00pm  
M.S. 61  
400 Empire Blvd.  
Brooklyn, NY 11225**

On the 4th Saturday of every month, Assemblywoman Diana C. Richardson connects Constituents, Neighborhood Associations, Tenant Associations, Block Associations, Merchant Associations, and Friends of the 43rd Assembly District through Civic Minded Meetings.

For more information about these free events or any community issue, contact Assemblywoman Richardson's District Office at 330 Empire Boulevard, 1st Floor • Brooklyn, NY 11225 • 718-771-3105 • [District43@nyassembly.gov](mailto:District43@nyassembly.gov)

# 2019 NEW YORK STATE RENT LEGISLATIVE PLATFORM

- **Reform “Preferential Rent” (S.2845/A.4349):** Requires that preferential rent leases last for the duration of the tenancy. **(Krueger/Cymbrowitz)**

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- **End “Vacancy Decontrol” (S.2591/A.1198):** Repeals vacancy decontrol and re-regulates deregulated apartments that rent for less under \$5,000 in NYC and \$3,500 in suburbs. **(Stewart-Cousins/L. Rosenthal)**

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- **Eliminate the “Vacancy Bonus” (S.185/A.2351):** Eliminates the 20% bonus on “legal rent” landlords may add to legal rent when an apartment changes hands. **(Serrano/Pichardo)**

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- **Eliminate Rent Hikes Caused by Major Capital Improvements (S.3693/A.6322):** Eliminates landlords’ ability to pass the cost of necessary building repairs onto renters. **(Gianaris/Barnwell)**

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- **Stop Harassment and Deregulation Caused by Individual Apartment Improvement Increases (S.3770/A.06465):** When apartments are vacant, landlords often make cosmetic repairs in order to raise the rent and reach the deregulation threshold. This bill would eliminate that. **(Kavanagh/Richardson)**

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- **Reform the Four Year Rule (S.4169/A.5251):** While tenants in rent stabilized apartments are able to challenge rent increases, thanks to the “four year rule,” they are limited in their ability to fight older, but often fraudulent, “legal” rents. **(Myrie/Dinowitz)**

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- **Expand the Emergency Tenant Protection Act (S.5040/A.7046):** Only New York City and the surrounding counties can opt into rent regulation. This is not fair. Localities should decide for themselves whether or not they want to opt into a system to protect tenants. This bill gives all places in New York State the option to decide for themselves. **(Breslin/Cahill)**

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- **Good Cause Eviction (S.2892/A.5030):** Gives every tenant in New York State the right to a renewal lease with fair terms from the landlord. Tenants may still be evicted for “good cause.” **(Salazar/Hunter)**

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- **Rent Control Relief (S.299/A.167):** Brings “rent control” increases in line with “rent stabilization” increases. **(Benjamin/L. Rosenthal)**



## Assemblywoman Diana C. Richardson

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