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

– Assemblymember Tremaine S. Wright

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Assemblymember Tremaine S. Wright:

NEW RENT LAWS PROVIDE MORE TENANT PROTECTIONS!

Assemblymember Wright 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 Wright 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 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 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

Previous Rent = $1,350 + 20% Vacancy Bonus = $1,620 + $53 IAI* = $1,673 New Vacancy Lease = $1,673 + MCI* Capped 6% $100.38 = Current Rent $1,773.38

NEW LAW WITHOUT VACANCY BONUS

Previous Rent = $1,350 + $27.28 IAI = $1,377.28 New Vacancy Lease = $1,377.28 + MCI Capped 2% $27.55 = New Rent $1,404.83

Estimated Monthly Savings

$368.55

Source: NYSHCR
*NYC Median MCI/IAI