



Assembly Member
Harvey Epstein:

**NEW
RENT LAWS
SHIFT POWER**

**from landlords
to tenants!**

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

– Assembly Member
Harvey Epstein

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**Assembly Member
Harvey Epstein 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 to provide adequate notice when refusing to renew a lease
- ✓ Limits background check fees to \$20 and prohibits lease application fees

Assembly Member Harvey Epstein makes history: RENT STABILIZATION AND RENT CONTROL ARE NOW PERMANENT!

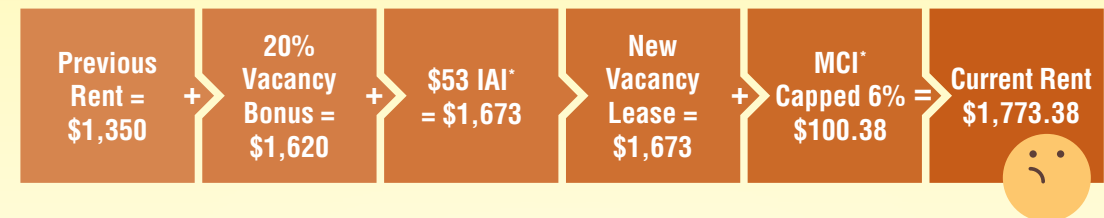
RENT REFORMS prevent unfair increases and save tenants money

- ✓ 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

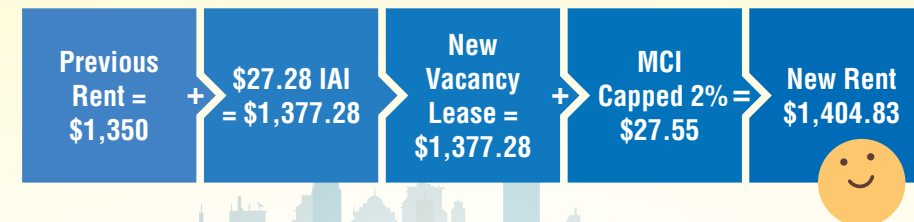
Ending the Vacancy Bonus

Example in Real Dollars

CURRENT LAW WITH VACANCY BONUS



NEW LAW WITHOUT VACANCY BONUS



Estimated Monthly Savings

\$368.55

Source: NYSHCR
*NYC Median MCI/IAI