Learn about New IAI Rent Increase

Under 2019 rent laws, the maximum your landlord can increase the rent for renovations to your rent-stabilized apartment is $89 per month.

Your landlord can charge for Individual Apartment Improvements (IAIs):

IAIs are types of renovations to individual rent-stabilized apartments.

Limits on amount of rent increases for an IAI:
Maximum increase for a 15-year period is $89 per month for buildings with 35 or less apartments and $83 per month for buildings with more than 35 apartments.

How the increase is calculated:
- 1/168th of the cost for buildings with 35 or less apartments
- 1/180th of the cost for buildings with more than 35 apartments

IAIs expire after 30 years – at that point, the rent must be reduced.

The 2019 rent laws finally begin to balance the scale:
Under the old law, increases were not limited and were permanent; costs could be unreasonable and unverifiable; the increase was 1/40th of the cost for buildings with 35 or less apartments and 1/60th for those with more.

If you think your landlord illegally increased the rent, contact Legal Services NYC at 917-661-4500, and request your rental history from DHCR at 718-739-6400 (press 7 for rent history).