

# KNOW YOUR TENANT RIGHTS

## 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.



**TIP** Check out DHCR's Operational Bulletin 2016 to see what types of renovations qualify.

### Limits on IAIs:

Renovations must be after a tenant leaves or authorized by current tenant on an official form in their primary language.

Work must be 1) done by a licensed contractor; and 2) be reasonable and verifiable.

Landlord cannot get an IAI increase if there are any "B" or "C" HPD violations for the unit.

### Limits on amount of rent increases for an IAI:

Maximum increase for 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).*