

KNOW YOUR TENANT RIGHTS

Limited Rent Hikes

Under the 2019 rent laws, landlords are limited in ways they can increase rents in rent-regulated units

If you're rent-stabilized:

Your landlord can only increase the rent for very limited apartment and building-wide improvements and by the amount set annually by the City Rent Guidelines Board.

Your landlord can no longer increase your rent between tenancies unless a unit is renovated; and that maximum increase is \$89.

Before June 17, 2019, your landlord could lawfully increase the rent 20% between tenants and increase the rent by hundreds of dollars for renovations.

If your landlord overcharges you, the court can reset the rent and make the landlord return x3 the overpayment (for the last 6 years).

Rent overcharge signs:

- Your landlord hasn't explained increases
- The NYS Division of Housing and Community Renewal (DHCR) rent history has missing registrations or shows big jumps in rent
- The rent history shows a lot of "preferential rents"
- You are rent-stabilized and the rent keeps changing but you weren't given a renewal lease



TIP If you suspect you are being overcharged, go to your local DHCR office and ask for a rent history or request it online. You can also file an overcharge complaint while you are there. If you are in housing court, you can raise a counterclaim of overcharge.

If you believe your landlord is overcharging you or if your rent history has suspicious jumps or periods with no registration contact Legal Services NYC at 917-661-4500, or make a complaint to DHCR at 718-739-6400.