

Appendix MI

Hotel Guidelines

1971-2020



The City of New York Rent Guidelines Board
 1 Centre Street, Suite 2210 • New York, NY 10007
 email: ask@nycrgb.org • web address: nyc.gov/rgb

Chair: David Reiss
 Executive Director: Andrew McLaughlin

Rent Guidelines Board Hotel Orders #1 through #49 (1971 to 2020)

Order Number	Renewal Leases Starting Between	Residential Class A	Lodging Houses	Rooming Houses	Class B Hotels	S. R. O. Buildings	*FOR SPECIAL NOTE ON RENT ADJUSTMENTS ON VACANCY: SEE END.
49	10/1/19 to 9/30/20	0%	0%	0%	0%	0%	
48	10/1/18 to 9/30/20	0%	0%	0%	0%	0%	
47	10/1/17 to 9/30/18	0%	0%	0%	0%	0%	
46	10/1/16 to 9/30/17	0%	0%	0%	0%	0%	
45	10/1/15 to 9/30/16	0%	0%	0%	0%	0%	
44	10/1/14 to 9/30/15	0%	0%	0%	0%	0%	
43	10/1/13 to 9/30/14	0%	0%	0%	0%	0%	
42	10/1/12 to 9/30/13	0%	0%	0%	0%	0%	
41	10/1/11 to 9/30/12	3% ¹	3% ¹	3% ¹	3% ¹	3% ¹	¹ These increases shall be 0% when permanent rent stabilized or rent controlled tenants paying no more than the legal regulated rent, at the time that any rent increase in this Order would otherwise be authorized, constitute fewer than 85% of all units in a building that are used or occupied, or intended, arranged or designed to be used or occupied in whole or in part as the home, residence or sleeping place of one or more human beings.
40	10/1/10 to 9/30/11	0%	0%	0%	0%	0%	
39	10/1/09 to 9/30/10	0%	0%	0%	0%	0%	
38	10/1/08 to 9/30/09	4.5% ¹	4.5% ¹	4.5% ¹	4.5% ¹	4.5% ¹	
37	10/1/07 to 9/30/08	0%	0%	0%	0%	0%	
36	10/1/06 to 9/30/07	2% ²	2% ²	2% ²	2% ²	2% ²	² These increases shall be 0% when permanent rent stabilized or rent controlled tenants paying no more than the legal regulated rent, at the time that any rent increase in this Order would otherwise be authorized, constitute fewer than 80% of all units in a building that are used or occupied, or intended, arranged or designed to be used or occupied in whole or in part as the home, residence or sleeping place of one or more human beings.
35	10/1/05 to 9/30/06	0%	0%	0%	0%	0%	
34	10/1/04 to 9/30/05	0%	0%	0%	0%	0%	



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33	10/1/03 to 9/30/04	3.5% ^{3, 4}	3.5% ^{3, 4}	3.5% ^{3, 4}	3.5% ^{3, 4}	3.5% ^{3, 4}	³ These increases shall be 0% when permanent rent stabilized or rent controlled tenants paying no more than the legal regulated rent, at the time that any rent increase in this Order would otherwise be authorized, constitute fewer than 75% of all units in a building that are used or occupied, or intended, arranged or designed to be used or occupied in whole or in part as the home, residence or sleeping place of one or more human beings. ⁴ If the owner failed to provide to new occupant(s) of a unit a copy of Rights and Duties of Hotel Owners and Tenants, pursuant to Section 2522.5 of the Rent Stabilization Code, then the allowable level of rent adjustment shall be 0%.
32	10/1/02 to 9/30/03	0% ^{4, 5}	0% ^{4, 5}	0% ^{4, 5}	0% ^{4, 5}	0% ^{4, 5}	⁵ These increases shall be 0% when permanent rent stabilized or rent controlled tenants paying no more than the legal regulated rent, at the time that any rent increase in this Order would otherwise be authorized, constitute fewer than 70% of all units in a building that are used or occupied, or intended, arranged or designed to be used or occupied in whole or in part as the home, residence or sleeping place of one or more human beings.
31	10/1/01 to 9/30/02	2% ^{4, 6}	2% ^{4, 6}	2% ^{4, 6}	2% ^{4, 6}	2% ^{4, 6}	⁶ These increases shall be 0% if fewer than 70% of the residential units in a building are occupied by permanent rent stabilized or rent controlled tenants paying no more than the legal regulated rent, at the time that any rent increase in this Order would otherwise be authorized.
30	10/1/00 to 9/30/01	2% ^{4, 6}	2% ^{4, 6}	2% ^{4, 6}	2% ^{4, 6}	2% ^{4, 6}	
29	10/1/99 to 9/30/00	4% ^{4, 6}	4% ^{4, 6}	4% ^{4, 6}	4% ^{4, 6}	4% ^{4, 6}	
28	10/1/98 to 9/30/99	0%	0%	2% ^{4, 7, 8}	0%	0%	⁷ If the affected building contains A) 20 or more units; and 10% or more of the units have been withheld from the rental market for a period exceeding 30 days, unless the owner can show a reasonable basis for the withholding; OR B) 20% or more of the units are not registered with the DHCR, then the allowable level of rent adjustment shall be 0%.
27	10/1/97 to 9/30/98	0%	0%	2% ^{4, 7, 8}	0%	0%	⁸ If fifty percent or more of the units have been leased, used, or dedicated to a use other than permanent residential housing at the legal level, then the allowable level of rent adjustment shall be 0%.
26	10/1/96 to 9/30/97	0%	0%	0%	0%	0%	
25	10/1/95 to 9/30/96	0%	0%	0%	0%	0%	
24	10/1/94 to 9/30/95	2%	2% ⁷	2% ⁷	2% ⁷	2% ⁷	



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23	10/1/93 to 9/30/94	3%	2% ⁷	2% ⁷	2% ⁷	3% ⁷	
22	10/1/92 to 9/30/93	3%	2%	2%	2% ⁷	2% ⁷	
21	10/1/91 to 9/30/92	3.5%	3.5%	3.5%	3.5% ⁹	3.5% ⁹	⁹ If the affected building contains A) 20 or more units; and 10% or more of the units have been deliberately withheld from the rental market for a period exceeding 30 days OR B) 20% or more of the units are not registered with the DHCR; then the allowable level of rent adjustment shall be 0%.
20	10/1/90 to 9/30/91	2%	2%	2%	2% ⁹	2% ⁹	
19	10/1/89 to 9/30/90 ⁹	3.5% ¹¹	3.5% ¹¹	3.5% ¹¹	3.5% ^{9,11}	3.5% ^{9,11}	¹⁰ For those leases or rental agreements which will expire between 7/1/89 and 9/30/89 the rent in effect under the expiring lease shall continue in effect through 9/30/89. ¹¹ A temporary rent increase of .875% of the rent charged and paid on June 30, 1989 may be charged. This temporary increase may be collected only for the effective period of this Order and may not be included in the legal regulated base rent once a new rent is charged under a subsequent Order.
18	7/1/88 to 6/30/89	3.5%	2%	3.50%	2% ⁹	2% ⁹	
17	7/1/87 to 6/30/88	3%	3%	3%	0%	0%	
16	7/1/86 to 6/30/87	0%	0%	0%	0%	0%	
15	7/1/85 to 6/30/86	2% ¹²	2% ¹²	2% ¹²	2% ¹²	2% ¹²	¹² For buildings of more than 30 units this increase shall not apply where more than 5% of the units are vacant for the 60 days preceding the effective date of this order, except as otherwise permitted in the order.
14	7/1/84 to 6/30/85	0%	0%	0%	0%	0%	
13	7/1/83 to 6/30/84	4% ^{13, 14}	4% ^{13, 14}	4% ^{13, 14}	4% ^{13, 14}	4% ^{13, 14}	¹³ This increase will not apply where 40% or more of the dwelling units in a hotel are vacant and unoccupied on the date specified in the order except as otherwise permitted in the order. ¹⁴ Those units which have had no new tenancy commencing on or after July 1, 1978, are allowed an additional 5% vacancy allowance over rentals charged on June 30, 1983.
12	7/1/82 to 6/30/83	2% ¹³	2% ¹³	2% ¹³	2% ¹³	2% ¹³	



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11	5/1/81 to 6/30/82	10% ^{13, 15, 16}	10% ^{13, 15, 16}	10% ^{13, 15, 16}	10% ^{13, 15, 16}	10% ^{13, 15, 16}	¹⁵ A temporary surcharge of 1.67% can be applied for the period between 5/1/81 to 5/31/81 and remains in effect through June 30, 1982 or through the termination of the tenancy, whichever occurs first and shall not merge with the base rent established pursuant to Hotel Order 11 for the purpose of computing any rental adjustments. ¹⁶ A temporary surcharge of .83% can be applied for the period between 6/1/81 to 6/30/81 and remains in effect through June 30, 1982 or through the termination of the tenancy, whichever occurs first and shall not merge with the base rent established pursuant to Hotel Order 11 for the purpose of computing any rental adjustments.
10	5/1/80 to 4/30/81	9.5% ¹³	9.5% ¹³	9.5% ¹³	9.5% ¹³	9.5% ¹³	
9	5/1/79 to 4/30/80	6.5% ¹³	6.5% ¹³	6.5% ¹³	6.5% ¹³	6.5% ¹³	
8	5/1/78 to 4/30/79	5% ¹³	5% ¹³	5% ¹³	5% ¹³	5% ¹³	
7	5/1/77 to 4/30/78	7% ¹³	7% ¹³	7% ¹³	7% ¹³	7% ¹³	
6	1/1/76 to 4/30/77	6% ¹³	6% ¹³	6% ¹³	6% ¹³	6% ¹³	
5	1/1/75 to 12/31/75	8% ¹³	8% ¹³	8% ¹³	8% ¹³	8% ¹³	
4	1/1/74 to 12/31/74	5.5% ¹³	5.5% ¹³	5.5% ¹³	5.5% ¹³	5.5% ¹³	
3	1/1/73 to 12/31/73	4% ¹³	4% ¹³	4% ¹³	4% ¹³	4% ¹³	
2	1/1/72 to 12/31/72	4.5%	4.5%	4.5%	4.5%	4.5%	
1	1/1/71 to 12/31/71	6% ¹³	6% ¹³	6% ¹³	6% ¹³	6% ¹³	¹⁷ Order #1 calls for a 6% increase "which shall escalate as of June 1, 1971 to 8%" over the rent in effect on 12/31/70.

***Note on Rent Increases Upon Vacancy in Stabilized Hotel Units:**

Prior to 1983 the Rent Stabilization Law provided that "any hotel dwelling unit which is voluntarily vacated by the tenant thereof may be offered for rental at any price notwithstanding any established permissible rent level." Chapter 448 of the Laws of 1983 substituted the following language: "Any hotel dwelling unit which is voluntarily vacated by the tenant thereof may be offered for rental at the guideline level for vacancies established by the rent guidelines board." Only once, in 1983, has the board permitted a special increase upon vacancy for stabilized hotel units.