Following last minute extensions of the law in 1944 and 1945, and a belated extension in 1946 (described below), the Emergency Price Control Act expired in 1947. Prior to its expiration Congress adopted the Housing and Rent Act of 1947 which preserved rent controls into 1948. This Law did not regulate units which were certified for occupancy after February 1, 1947. Subsequent acts further extended these controls until the federal government’s involvement with rent regulation in any city was fully terminated in 1953.

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42 February 1, 1947 is a critical date. Until 1969 all housing built after this date was exempt from any kind of rent regulation. Generally, references to “post-war” housing are references to buildings with certificates of occupancy issued after this date. Conversely, references to “pre-war” housing are to buildings built before this date.