

imposed. In 2000 the Board added \$15 for rents under \$500 and continued the minimum rent provision. There have been no supplemental rent adjustments since Order #32 in 2000.

Table V.

Supplemental Rent Adjustments in RGB Orders 1983-2020

Order Number	Guideline Year	Rent Cut-Off	Supplement	Minimum Rent
15	10/1/83 to 9/30/84	< \$200 per month	\$10	
16	10/1/84 to 9/30/85	< \$250 per month	\$10	
17	10/1/85 to 9/30/86	< \$300 per month	\$15	
18	10/1/86 to 9/30/87	< \$350 per month	\$15	
19	10/1/87 to 9/30/88	< \$325 per month	\$10	
20	10/1/88 to 9/30/89	< \$325 per month	\$5	
21	10/1/89 to 9/30/90	< \$325 per month	\$5	
26*	10/1/94 to 9/30/95	< \$400 per month	\$15	
27	10/1/95 to 9/30/96	< \$400 per month	\$20	
28	10/1/96 to 9/30/97	< \$400 per month	\$20	
29	10/1/97 to 9/30/98	< \$400 per month	\$15	
30	10/1/98 to 9/30/99	< \$450 per month	\$15	
31	10/1/99 to 9/30/00	< \$500 per month	\$15	\$215
32	10/1/00 to 9/30/01	< \$500 per month	\$15	\$215

*Note: There were no supplements in RGB Orders 22 through 25 and 33-51. Source: RGB Orders # 15-51.

However, with passage of the Housing Stability and Tenant Protection Act of 2019, local Rent Guideline Boards cannot establish annual guidelines for rent adjustments based on the current rental cost of a unit or on the amount of time that has elapsed since another rent increase was authorized. Therefore, the Board is now restricted from setting a supplemental rental adjustment.

Special Guidelines and Decontrolled Units

As discussed in the section concerning fair market rent appeals (*supra*, at page 78 to 79) apartments in buildings with six or more units vacated by a rent controlled tenant will fall under rent stabilization. If the first stabilized tenant chooses to challenge the rent, the DHCR will consider the special guidelines adopted by the Board pursuant to §26-513 of the RSL (See Appendix O) in making its determination as to whether the new rent is “fair”. As noted previously, in addition to this advisory guideline the DHCR will permit the owner to submit information on “rents generally prevailing in the same area for substantially similar housing accommodations.” If presented with such information, the current DHCR practice is to average the rent calculated in accordance with the special guideline with the average rent for qualified comparable units.