

THE CITY RECORD

FRIDAY, JULY 5, 1991

June 24, 1991

ORDER NUMBER 23 - Apartments and Lofts, Rent Levels for Leases Commencing October 1, 1991 through September 30, 1992.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, implemented by Resolution No 276 of 1974 of the New York City Council, and extended by Chapter 167 of the Laws of 1991, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board hereby adopts as final orders the following levels of fair rent increases over lawful rents charged and paid on September 30, 1991. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after October 1, 1991 and on or before September 30, 1992. Rent adjustments for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law are also included in this notice.

ADJUSTMENT FOR RENEWAL LEASES (APARTMENTS)

Together with such further adjustments as may be authorized by law, the annual adjustment for renewal leases for apartments shall be:

-For one year renewal leases commencing on or after October 1, 1991 and on or before September 30, 1992: 4%

-For two year renewal leases commencing on or after October 1, 1991 and on or before September 30, 1992: 6.5%

These adjustments shall also apply to dwelling units in a structure subject to the partial tax exemption program under Section 421a of the Real Property Tax Law, or in a structure subject to Section 423 of the Real Property Tax Law as a Redevelopment Project.

LEASES ON VACANT APARTMENTS

Where a dwelling unit becomes vacant, the levels of rent increase governing a new tenancy commencing on or after October 1, 1991 and on or before September 30, 1992 are the same levels over rentals charged on September 30, 1991 as those set forth above for lease renewals, plus 5% over the rent charged on September 30, 1991.

Any level of rent increase pursuant to this provision relating to leases on vacant apartments may be applied no more than once for leases commencing October 1, 1991 through September 30, 1992.

Rent Guidelines Board
Apartment Order #23

ADJUSTMENTS FOR UNITS IN THE CATEGORY OF BUILDINGS COVERED
BY ARTICLE 7-C OF THE MULTIPLE DWELLING LAW (LOFTS)

The Rent Guidelines Board hereby adopts the following levels of rent increase above the "base rent," as defined in Section 286, subdivision 4, of the Multiple Dwelling Law, for units where residential renewal leases are offered pursuant to Section 286, subdivision 3:

--For one year renewal leases commencing on or after October 1, 1991 and on or before September 30, 1992: 4%

--For two year renewal leases commencing on or after October 1, 1991 and on or before September 30, 1992: 6.5%

LEASES ON VACANT LOFT UNITS

No "vacancy allowance" is permitted under this order. Therefore, except as otherwise provided in Section 286, subdivision 6, of the Multiple Dwelling Law, the rent charged to any tenant for a vacancy lease commencing on or after October 1, 1991 and on or before September 30, 1992 may not exceed the "base rent" referenced above plus the level of adjustment permitted above for renewal leases.

FRACTIONAL TERMS

For the purpose of these guidelines any lease or tenancy for a period up to and including one year shall be deemed a one year lease or tenancy, and any period over one year and up to and including two years shall be deemed a two year lease.

ESCALATOR CLAUSES

Where a lease for a dwelling unit in effect on May 31, 1968 or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of the Emergency Tenant Protection Act of 1974 and Resolution Number 276 of the New York City Council, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rent on September 30, 1991 over which the fair rent under this Order is computed shall include the increased rental, if any, due under such clause except those charges which accrued within one year of the commencement of the renewal lease. Moreover, where a lease contained an escalator clause that the owner may validly renew under the Code, unless the owner elects or has elected in writing to delete such clause, effective no later than October 1, 1991 from the existing lease and all subsequent leases for such dwelling unit, the increased rental, if any, due under such escalator clause shall be offset against the amount of increase authorized under this Order.

SPECIAL ADJUSTMENTS UNDER PRIOR ORDERS

All rent adjustments lawfully implemented and maintained under previous apartment orders and included in the base rent in effect on September 30, 1991, shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.