

2026 Hotel Report

NYC Rent Guidelines Board

April 23, 2026

Introduction

- The NYC Rent Guidelines Board (RGB) is charged with setting annual rent adjustments for rent stabilized units in Class A and Class B hotels; rooming and lodging houses; and Single Room Occupancy (SRO) buildings (all referred to generally as “hotels”).
- To assist the Board in setting these guidelines, the *2026 Hotel Report* includes information on Certifications of No Harassment for SROs, illegal hotel violations, and the number of hotel units registered with NYS Homes and Community Renewal (HCR), as well as the average and median rents in these units. Data from the hotel portion of the PIOC is also included.

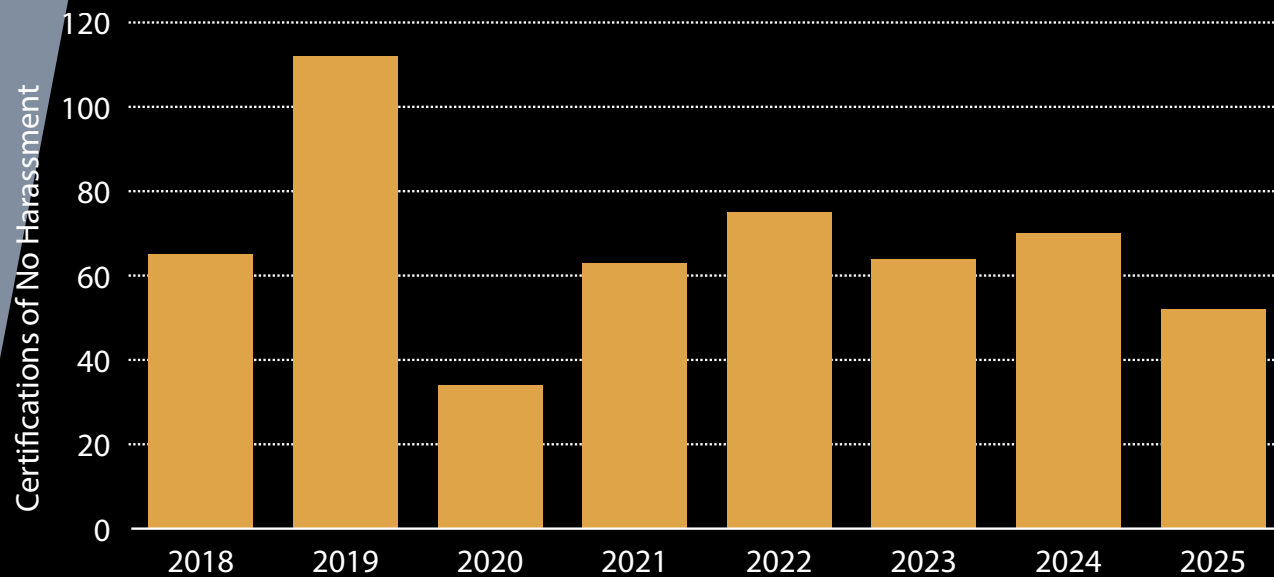
Summary

- The NYC Department of Housing Preservation and Development granted 52 Certifications of No Harassment to Single Room Occupancy buildings during 2025, a decrease of 25.7% over the prior year.
- The Mayor's Office of Special Enforcement issued 1,909 violations for illegal hotels in 2025, a 31.5% increase from 2024.
- The *2026 Price Index of Operating Costs* found an increase in the cost of operating hotels of 4.4% between April of 2025 and March of 2026.
- Per an analysis of registered rent stabilized units in 2024/2025 NYS Homes and Community Renewal registration data, the median legal rent for hotels and rooming houses is \$1,202 and the average is \$1,234. The median "rent received" (generally the legal rent, except where there is preferential rent or government subsidy) for rooming houses and hotels is \$1,100 and the average is \$1,237.
- A longitudinal analysis of the same set of registered rent stabilized units in 2024 and 2025 NYS Homes and Community Renewal registration data shows that the median legal rent rose by 0.5% between 2024 and 2025, and the average legal rent rose by 0.6%. The median "rent received" rose by 12.1%, and the average "rent received" rose by 10.7%.

Certifications of No Harassment — SROs

- SRO owners may convert SRO housing to other uses after obtaining a “Certification of No Harassment” from the NYC Department of Housing Preservation and Development.
- In 2025, the number of buildings granted CONHs granted by HPD fell.
- A total of 52 CONHs were granted to buildings in 2025, a decrease of 25.7% from the 70 granted in 2024.
- A total of 60 applications for CONHs were received in 2025, approximately the same number as the prior year.

Units in Buildings Granted Certifications of No Harassment — SROs



Source: NYC Department of Housing Preservation and Development

Illegal Hotel Violations

- A series of laws, beginning May of 2011, strengthened the City's ability to crack down on housing being used illegally for transient occupancy and increased the fines for doing so.
- In 2025, 1,909 violations were issued by the Mayor's Office of Special Enforcement (OSE) relating to the illegal short-term rental of units (including apartments, private homes, and SROs). The total number of violations rose 31.5% from 2024.
- By borough:
 - 697 violations in Brooklyn (36.5% of the total)
 - 653 violations in Manhattan (34.2% of the total)
 - 449 violations in Queens (23.5% of the total)
 - 63 violations in Staten Island (3.3% of the total)
 - 47 violations in the Bronx (2.5% of the total)
- Between May 2011 and December 2025, approximately 29,000 violations have been issued by OSE as part of its efforts to address illegal short-term rentals.

Illegal Hotel Violations

Illegal Hotel Violations Issued by the Mayor's Office of Special Enforcement, 2017-2025

In 2025, Violations Increased by 31.5%

Year	Bronx	Brooklyn	Manhattan	Queens	Staten Island	Total Violations Citywide
2017	41	803	1,273	397	43	2,557
2018	12	924	1,913	570	37	3,456
2019	16	755	2,276	494	24	3,565
2020	58	409	832	219	9	1,527
2021	59	716	1,507	472	6	2,760
2022	49	857	432	452	11	1,801
2023	78	456	353	361	18	1,266
2024	49	593	439	352	19	1,452
2025	47	697	653	449	63	1,909

Source: The Mayor's Office of Special Enforcement

2026 Hotel PIOC

- Per the 2026 *Price Index of Operating Costs (PIOC)*, the Hotel Price Index for all hotels that contain rent stabilized units increased by 4.4% this year, compared to the rise of 7.3% in 2025.
- There were increases in all seven Hotel PIOC components.
 - The Insurance Costs component had the highest proportional increase, rising by 10.5%, followed by Fuel which rose by 9.6%.
 - More moderate increases were seen in Maintenance (6.2%), Utilities (6.0%) Administrative Costs (3.5%), and Labor Costs (3.3%).
 - The change in Taxes, which make up 35% of the Hotel Index, was nearly flat, rising just 0.1%.
- Among the different categories of Hotels, the index for “Traditional” Hotels increased by 3.5%, Rooming Houses by 5.6%, and SROs by 5.4%.

Analysis of 2024/2025 HCR Registration Data – Introduction

- Each year, staff use the two most recent registration files from NYS Homes and Community Renewal (HCR) to analyze data on “hotels” and “rooming houses.”
- Only those buildings likely to be hotels or rooming houses are included in the analysis.
- The sample frame for the 2024/2025 HCR analysis includes 148 “hotels” and 332 “rooming houses,” a total of 480 buildings which have been identified since 2015 as likely to be hotels or rooming houses.
 - In 2024/2025, 367 of the 480 buildings in the sample frame were registered with HCR.
 - Data from 2025 was utilized for vast majority of buildings (95%), while 99% of the data used to compute median and average rent levels was based on 2025 HCR registration filings.

Analysis of 2024/2025 HCR Registration Data – Registration Status

Summary Table of HCR Unit Registration Status (2024/2025)

Number and Proportion of Units in Hotels and Rooming Houses,
as Reported in Annual HCR Registration Filings

HCR-Registered Unit Status	Hotel	Rooming House	Total
Rent Stabilized	4,069 (42%)	1,200 (45%)	5,269 (43%)
Permanently Exempt	48 (0%)	49 (2%)	97 (1%)
Vacant	586 (6%)	608 (23%)	1,194 (10%)
Temporarily Exempt	4,937 (51%)	826 (31%)	5,763 (47%)
Hotel/SRO (Transient)	3,608 (73%)	564 (68%)	4,172 (72%)
Not-for-Profit	1,152 (23%)	56 (7%)	1,208 (21%)
Owner/Employee Occupied	53 (1%)	185 (22%)	238 (4%)
Not for Profit/Commercial/Prof/Other	124 (3%)	21 (3%)	145 (3%)
<i>Total Number of HCR Registered Units</i>	<i>9,640</i>	<i>2,683</i>	<i>12,323</i>

Source: 2024/2025 HCR Registration Files

Analysis of 2024/2025 HCR Registration Data – Building Use

<i>Summary Table of HCR Building Use (2024/2025)</i>			
<i>Analysis of Building Use, as Reported in Annual HCR Registration Filings</i>			
HCR-Registered Building Use	Hotel	Rooming House	Total
Buildings With at Least 85% Units Rent Stabilized	49 (39%)	66 (28%)	115 (31%)
Number of Units in such buildings	3,175 (33%)	723 (27%)	3,898 (32%)
Buildings Less Than 85% Units Rent Stabilized	78 (61%)*	174 (72%)	252 (69%)
Number of Units in such buildings	6,465 (67%)	1,960 (73%)	8,425 (68%)
Buildings With 100% Exempt or Vacant Units	24 (19%)	84 (35%)	108 (29%)
Number of Units in such buildings	1,382 (14%)	850 (32%)	2,232 (18%)
<i>Total Number of HCR Registered Buildings</i>	<i>127</i>	<i>240</i>	<i>367</i>
<i>Total Number of HCR Registered Units</i>	<i>9,640</i>	<i>2,683</i>	<i>12,323</i>
<i>Source: 2024/2025 HCR Registration Files</i>			

***Analysis of
2024/2025
HCR
Registration
Data – Types of
HCR Rent
Stabilized
Rents***

- Owners can register up to three different types of rents with HCR during the annual registration filing (as of April 1 of each year).
- All rent stabilized units have a legal rent. Under current law, the legal rent provides the maximum amount able to be collected by owners either currently or upon vacancy for those tenants who pay a lower preferential rent.
- A preferential rent is defined as a rent that owners charge to tenants that is lower than the registered legal rent. Under current law, future rent increases are based on preferential rents until vacancy, at which time the owner may collect up to, but not more than, the legal rent.
- Actual rents are the rents that are paid out-of-pocket by subsidized tenants, with the balance being paid by government programs such as Section 8, Shelter Plus, or SCRIE.
- The RGB uses the HCR registration data to calculate a fourth type of rent – “rent received.” This is an estimate of the rent actually being received by the owner – generally speaking, the legal rent, unless a preferential rent has been recorded.

Analysis of 2024/2025 HCR Registration Data – Median and Average Rents

Summary Table of HCR Median and Average Rent Stabilized Rent Levels (2024/2025)

Analysis of Median and Average Rents for Permanently Rent Stabilized Tenants, as Reported in Annual HCR Registration Filings

HCR-Registered Median and Average Rents (Permanently Rent Stabilized Units)	Hotel			Rooming House			Total		
	Median Rent	Average Rent	# of Units	Median Rent	Average Rent	# of Units	Median Rent	Average Rent	# of Units
Legal Rent	\$1,267	\$1,272	3,925	\$867	\$1,109	1,198	\$1,202	\$1,234	5,123
Preferential Rent	\$498	\$647	364	\$1,002	\$1,155	170	\$650	\$809	534
Actual Rent	\$315	\$698	844	\$293	\$426	133	\$306	\$661	977
"Rent Received"	\$1,244	\$1,282	3,925	\$857	\$1,090	1,198	\$1,100	\$1,237	5,123

Source: 2024/2025 HCR Registration Files

***Analysis of
2024/2025
HCR
Registration
Data –
Longitudinal
Rent Analysis***

- HCR registration data from 2024 and 2025 can also be analyzed longitudinally, comparing rent levels in the same set of units in each of the two years.
- Of the 348 hotels and rooming houses identified in the 2025 data, 336 were also registered in 2024.
- However, not every building contains units with registered rents.
- Therefore, the longitudinal sample includes 101 hotels (containing 3,899 rent stabilized units) and 141 rooming houses (containing 1,052 rent stabilized units), a total of 242 buildings with 4,951 units.

**Analysis of
2024/2025
HCR
Registration
Data –
Longitudinal
Rent Analysis**

*Summary Table of HCR Median and Average
Longitudinal Rent Change (2024-2025)*

*Longitudinal Analysis of Median and Average Rent Change (2024-2025) for
Permanently Rent Stabilized Tenants, as Reported in Annual HCR Registration Filings*

Change in Rent, Longitudinal Sample (Permanently Rent Stabilized Units)	Hotel			Rooming House			Total		
	<i>% Change Median Rent</i>	<i>% Change Average Rent</i>	<i># of Units</i>	<i>% Change Median Rent</i>	<i>% Change Average Rent</i>	<i># of Units</i>	<i>% Change Median Rent</i>	<i>% Change Average Rent</i>	<i># of Units</i>
Legal Rent	1.4%	0.4%	3,899	0.0%	1.7%	1,052	0.5%	0.6%	4,951
Preferential Rent	-3.8%	0.5%	333	-1.6%	0.9%	134	-2.6%	0.7%	467
Actual Rent	2.5%	0.7%	791	2.7%	3.3%	108	2.3%	0.9%	899
"Rent Received"	8.2%	11.8%	3,899	3.2%	6.0%	1,052	12.1%	10.7%	4,951

Source: 2024/2025 HCR Registration Files

***Analysis of
2024/2025
HCR
Registration
Data –
Longitudinal
Rent Analysis***

- Some owners increased legal rents, even though rent increases for hotels and rooming houses were not granted by the RGB during this time frame.
- In total, 68% of units in the longitudinal sample had no rent increase in legal rent, while 3% of units had a rent decrease and 29% had a rent increase.
- Among the 1,419 units in total that registered a legal rent increase (29% of all units), 73% increased rent by either exactly 2.75%, 3.0%, 3.2%, or 5.25%.
 - These increases coincide with one- and two-year lease increases granted to rent stabilized *apartments* under either Order #55 or Order #56. Each of these Orders overlap with the timeframes in the HCR registration data, which records rents at the static point of April 1 in each year.
- It is not possible to determine if the increases were taken illegally, or if the unit is registered incorrectly.

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