EXPLANATORY STATEMENT - HOTEL ORDER #56

Explanatory Statement and Findings of the Rent Guidelines Board in Relation to 2026-27 Lease Increase Allowances for Hotels under the Jurisdiction of the Rent Stabilization Law

Explanatory Statement and Findings of the Rent Guidelines Board Concerning Increase Allowances for Hotel Units Under the Jurisdiction of the Rent Stabilization Law, Pursuant to Hotel Order Number 56, Effective October 1, 2026 through and including September 30, 2027.[1]

Pursuant to the authority vested in it by the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974, implemented by Resolution Number 276 of 1974 of the New York City Council, and extended by the Housing Stability and Tenant Protection Act of 2019, it is the responsibility of the Rent Guidelines Board to establish guidelines for hotel increases. Hotel Order Number 56, adopted on June 25, 2026, applies to stabilized hotel units occupied by non-transient tenants.

Hotel Order Number 56 provides for an allowable increase of **0%** over the lawful rent actually charged and paid on September 30, 2026 for rooming houses, lodging houses, Class B hotels, single room occupancy buildings, and Class A residential hotels. The Order does not limit rental levels for commercial space, non-rent stabilized residential units, or transient units in hotel stabilized buildings during the guideline period. The Order also provides that for any dwelling unit in a hotel stabilized building which is voluntarily vacated by the tenant thereof, the rent charged for a new tenancy may not exceed the rent charged on September 30, 2026.

DEFINITIONS

For the purpose of determining the appropriate classification of a hotel stabilized unit, the Board has set its definitions as follows:

- Residential hotels are "apartment hotels" which are designated as Class A multiple dwellings on the Certificate of Occupancy.
- Rooming houses are Class B multiple dwellings having fewer than thirty sleeping rooms as defined in Section 4(13) of the Multiple Dwelling Law.
- A single room occupancy building is a Class A multiple dwelling which is either used in whole or in part for single room occupancy or as a furnished room house, pursuant to Section 248 of the Multiple Dwelling Law.
- A Class B hotel is a hotel, which carries a Class B Certificate of Occupancy and contains units subject to rent stabilization.
- Lodging houses are those buildings designated as lodging houses on the Certificate of Occupancy.

[1] This Explanatory Statement explains the actions taken by the Board on individual points and reflects the general views of those voting in the majority. It is not meant to summarize all viewpoints expressed.

BACKGROUND

The Board issued Order No. 56 following **seven** public meetings, and **four** public hearings, as well as the Board's review of written, oral and video submissions provided by the public and a review of research and memoranda prepared by the Board's staff.

Public meetings of the Board were held on March 26, April 9, 16, and 23, and May 21, 2026, following public notices. On May 7, the Board adopted proposed rent guidelines for hotels, apartments, and lofts.

Four public hearings were held on June 4 from 5:15 p.m. to 9:00 p.m., June 8 from 5:25 p.m. to 10:00 p.m., June 11 from 7:10 p.m. to 11:45 p.m., and June 16 from 5:10 p.m. to 10:00 p.m. The Board heard testimony from 1 SRO tenant, 1 rooming house owner and no public officials. In addition, the Board received 1 written submission from a tenant representative. On June 25, 2026, the Board adopted guidelines set forth in Hotel Order Number 56.

Selected Oral and Written Testimony from Tenants and Tenant Groups:

– "Unfortunately, the conditions that warranted last year's 0% vote remain unchanged: SRO tenants continue to struggle while buildings designated for residential use by rent-stabilized tenants are increasingly used for other purposes, which generate significant profits in these buildings. This is further coupled by the recent inflation crisis, which heavily impacts people on fixed incomes. Considering that a disproportionate amount of people on fixed income live in SROs, these SRO tenants are heavily impacted by high inflation and everyday cost of living. As a result, a 0% vote is even more justified. We hope our testimony today will compel the Board to vote for a 0% rent increase for tenants of SROs again this year."

– "The picture painted in the 2026 Income and Affordability Study is alarming for low-income New Yorkers generally. Unsurprisingly, the report indicates that in 2025 there was an increase in caseloads for cash assistance up 7.4%, with Supplemental Nutrition Assistance Program (SNAP) declining by .4%. The unemployment rates have increased to 5.2% since 2022. More worrisome, is the increase in caseloads following the end of the eviction moratorium since 2021, and the City's inability to guarantee the transformative Right to Counsel to all low-income tenants in eviction defense. Comparing numbers for 2021 and 2025, we see a 288% difference in non-payment filings, and a 364% in non-payment calendared cases. This economic hardship is coupled with a 4.0% inflation rate in the NYC metro area, higher than the national average of 3.3%. Low-income households are disproportionally affected by inflation with a drop in "real" wages by 4.3%."

– "SRO tenants pay such a large portion of their income despite the fact that SROs are barely habitable. Most SRO tenants live in single rooms and have to use communal bathrooms located in the shared areas of the building. Lack of access to any kitchen facilities is a common feature of SRO life. The bedroom units are often tiny, with the legal minimum being as small as 80 square feet per person."

– "The low vacancy rates in New York City suggest that building owners have little trouble renting out their units to permanent tenants. SRO landlords, however, have found more profitable uses of their properties that allow them to reap higher profits while depleting the availability of this affordable housing stock. These uses include contracts with Department of Homeless Services, Human Resources Administration/HASA, net leasing to NYC Colleges, and renting to tourists, both legally and illegally. A report released in 2010 by the Manhattan Borough President's Office showed 1,336 SRO units were lost between 1996 and 2010 in Community District 7 (Upper West Side) alone.”

– “Many SRO buildings earn the vast majority of their income from sources other than renting to permanent rent-stabilized tenants. Rental income from permanent tenants pales in comparison to income from lucrative contracts with City agencies to house the homeless, illegally-operated tourist hotels and the student dormitory operations that are present in many SROs. In the instances where there are no such operations, rental income could be increased by simply returning to the market all the warehoused units that currently sit vacant.”

– “I live in one of those apartments that's called single room occupancy. If you don't know what that is, basically I room with other people. I rent a bed. And in these buildings, the conditions are really terrible. There are water leaks, pest issues everywhere. And the landlord actually just doesn't take any responsibility and ignores any repairs needed. In winter there's no heat and I have to call many times before someone will come and check out the problem. In the past, uh, rent for me, in these SROs, a bed costs $15 to $20 per night. And two years ago, the rent went up $25 per night, per bed. And just like that, my rent increased by $150 a month. And I am at an age I should retire, but I still have to work in restaurants because rent is just really expensive in New York and this is a huge burden on me. The cost of living keeps going up. If rent goes up again then my my housing will become even more insecure. So, this is why I'm asking for a rent freeze. This will ease the financial burden for immigrant tenants like me.”

Selected Oral and Written Testimony from Owners and Owner Groups:

– “We have not had a rent increase in 17 years. In that time, my insurance has gone from $8,000 to $23,000. The taxes gone from $6,000 to $24,000 and there are many other increases in fuel and all of that. I'm at the point where now rents range in that building from $357 a month to $518 and both of them in between somewhere. It's untenable at this point. If I have to sell, somebody's going to buy it, turn it into a townhouse, and 12 people will lose their home. So, I think in fairness, we should get an increase to make up for all the time we haven't had an increase. The reason the insurance is so high is insurance company says, "Oh, rooming houses only contain sort of unseedy people and you know, there's more danger of fire and all that." Everyone in my building works. Three of them make very large amounts of money and I don't resent that. But I'm saying they're capable and all the others are also capable of some sort of increase. Most small landlords are hurting very badly. So, I would hope that the board would take all of this into consideration.”

Selected Oral and Written Testimony from Public Officials:

– None submitted.

MATERIAL CONSIDERED BY THE BOARD

In addition to oral and written testimony presented at its public meetings and hearings, the Board’s decision is based upon material gathered from the *2026 Price Index of Operating Costs* and *2026 Hotel Report*, prepared by the staff of the Rent Guidelines Board, reports and testimony submitted by owner and tenant groups relating to the hotel sector, and reports submitted by public agencies. The Board heard and received written testimony from invited guest speakers on April 23, 2026. Guest speakers representing hotel tenants included Evy Viruet from the Goddard Riverside Law Project.

FINDINGS OF THE RENT GUIDELINES BOARD

Rent Guidelines Board Research

The Rent Guidelines Board based its determination on its consideration of the oral and written testimony noted above, as well as upon its consideration of statistical information prepared by the RGB staff set forth in these findings and the following reports:

1. *2026 Mortgage Survey Report*, April 2026 (an evaluation of recent underwriting practices, financial availability and terms, and lending criteria);

2. *2026 Income and Affordability Study,* April 2026 (including employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);

3. *2026 Price Index of Operating Costs,* April 2026 (measuring the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);

4. *2026 Hotel Report,* May 2026 (including data on rent stabilized hotels derived from NYS Homes and Community Renewal registration files, illegal hotel violations, and the number of Certifications of No Harassment);

5. *2026 Housing Supply Report*, May 2026 (including information new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and

6. *Changes to the Rent Stabilized Housing Stock in NYC in 2025,* May 2026 (quantifying events that lead to additions to and subtractions from the rent stabilized housing stock).

The six reports listed above may be found in their entirety on the RGB's website, www.nyc.gov/rgb, and are also available at the RGB offices, 1 Centre St., Suite 2210, New York, NY upon request.

Price Index of Operating Costs for Rent Stabilized Hotel Units

The Hotel Price Index includes separate indices for each of three categories of hotels that contain rent stabilized units (due to their dissimilar operating cost profiles), and a general index for Hotels that includes all three. The three categories of hotels are: 1) "Traditional" Hotels — Class A multiple dwellings that have amenities such as a front desk, maid or linen services; 2) Rooming Houses — Class B multiple dwellings other than a hotel with thirty or fewer sleeping rooms; and 3) Single Room Occupancy (SROs) hotels — Class A multiple dwellings that are either used in whole or in part for single room occupancy or as a furnished room house.

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 last year's PIOC. 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%. See the table on the following page for changes in costs and prices for all hotels that contain rent stabilized units from 2025-2026.

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%.

Percent Change in the Components of the Price Index of Operating Costs
April 2025 to March 2026, By Hotel Type and All Hotels

Item Description	All Hotels	"Traditional" Hotel	Rooming House	SRO
TAXES	0.1%	-0.1%	2.1%	-0.3%
LABOR COSTS	3.3%	3.5%	3.5%	3.4%
FUEL	9.6%	9.9%	8.8%	9.4%
UTILITIES	6.0%	5.0%	7.5%	5.8%
MAINTENANCE	6.2%	6.8%	4.7%	5.9%
ADMINISTRATIVE COSTS	3.5%	3.2%	4.6%	4.1%
INSURANCE COSTS	10.5%	10.5%	10.5%	10.5%
ALL ITEMS	**4.4%**	**3.5%**	**5.6%**	**5.4%**

Source: *2026 Price Index of Operating Costs*

Changes in Housing Affordability

Income and Affordability (I&A) Study indicators of employment include an average of 23,800 jobs added by NYC businesses in 2025, a 0.5% increase, but the smallest proportional increase in employment since 2009 (excluding the pandemic year of 2020). The average annual unemployment rate for NYC residents rose to 5.2% in 2025, up from 5.0% in 2024. By borough, the rate ranged from 4.5% to 6.8%, highest in the Bronx and lowest in Staten Island.

Wages and household income are also reported in the *I&A Study*. In the most recent time period studied (the fourth quarter of 2024 through the third quarter of 2025) there was an increase in average inflation-adjusted wages earned within NYC, which increased by 2.3%, while nominal wages increased by 6.1%. Median renter income is also reported by the annual *American Community Survey (ACS)*. In 2024, in inflation-adjusted terms the median renter income rose by 1.8%. By borough, renter income in real terms increased in each borough but the Bronx in 2024, rising by the greatest proportion in Manhattan (6.9%), and declining by 5.3% in the Bronx. Citywide, median renter income rose by 5.7% nominally. Specifically for renter households, household income decreased by 1.7% in real terms for the lowest quintile from 2023 to 2024, as well as by 1.5% for the second quintile. However, "real" income increased for each of the highest three quintiles of renter households, increasing by 1.2% in the third quintile, 2.6% in the fourth quintile, and 2.4% in the highest quintile.

Measuring inflation, the Consumer Price Index (CPI) rose by 3.4% in the NYC metropolitan area during 2025, a decrease of 0.4 percentage points from 2024. The overall CPI increase was accelerated by an increase of 4.7% in the rent index portion of the CPI, and dampened by the increase in the CPI for “all costs less shelter,” which increased by 2.7% in 2025.

The *I&A Study* also examines the cost and affordability of rental housing. Data from the *2024 ACS* shows that 51.6% of NYC renter households pay 30% or more of their income toward rent, including 28.8% that pay 50% or more. The median gross rent-to-income ratio was 30.9% in 2024, a decrease of 0.2 percentage points. By borough, the median gross rent-to-income ratio ranged from 28.3% in Manhattan to 37.3% in the Bronx. Citywide, in inflation-adjusted terms, there was an increase in median contract rent of 0.6%, and a decrease of 0.2% in median gross rent. By borough, median gross rents in real terms increased in both the Bronx and Brooklyn in 2024, but fell in Manhattan, Queens, and Staten Island.

Other affordability indicators include data from Housing Court. Non-payment filings in Housing Court decreased by 1.3%, and non-payment cases scheduled to be heard decreased by 12.1% in 2025. However, The number of residential evictions (15,105) rose by 9.7%, including an increase of 11.8% for units in buildings that contain rent stabilized units and 6.5% in buildings that do not. By borough, approximately 38.2% of evictions in buildings containing rent stabilized units were in the Bronx, 24.0% in Brooklyn, 20.7% in Manhattan, 15.9% in Queens, and 1.2% in Staten Island.

The *I&A Study* also reports on both sheltered homelessness and recipients of cash assistance and other public benefits. Including asylum-seekers, the average daily number of individuals in NYC Department of Homeless Services shelters decreased by 1.7% in 2025, but levels remain considerably higher than in 2022 (preceding the impact of asylum-seekers). Excluding asylum-seekers, the shelter census increased by 2.1% in 2025. Cash assistance caseloads rose by 7.4% in 2025, while the number of SNAP (food stamp) recipients declined by 0.4%, and Medicaid enrollees declined by 5.0%.[2]

[2] See the *2026 Income and Affordability Study* for the sources of all data presented in this section.

Consumer Price Index

The Board reviewed the Consumer Price Index. The table that follows shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2018.

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2018-2026 (For "All Urban Consumers")									
	2018	2019	2020	2021	2022	2023	2024	2025	2026
1st Quarter Avg.[3]	1.6%	1.5%	2.3%	1.5%	5.5%	5.5%	3.1%	4.0%	3.4%
Yearly Avg.	1.9%	1.7%	1.7%	3.3%	6.1%	3.8%	3.8%	3.4%	N/A

Source: U.S. Bureau of Labor Statistics.

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff's *2026 Mortgage Survey Report* of lending institutions. The table below gives the reported rate and points for the past ten years as reported by the *Mortgage Survey*.

2026 Mortgage Survey Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2017-2026										
New Financing of Permanent Mortgage Loans, Interest Rate and Points										
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Avg. Rates	4.3%	4.8%	4.7%	4.0%	3.8%	3.9%	6.0%	7.0%	6.7%	6.1%
Avg. Points	0.44	0.44	0.38	0.22	0.38	0.32	0.29	0.37	0.30	0.32

Source: 2017–2026 *Annual Mortgage Surveys*, RGB.

NYS Homes and Community Renewal (HCR) Registration Data for Rent Stabilized Hotels

An analysis of 2024/2025 HCR registration data identified registration records for 127 hotels and 240 rooming houses (a total of 367 buildings). These 367 buildings contained 9,640 hotel units and 2,683 rooming house units (a total of 12,323 units). Approximately 43% of these units (5,269) were registered as “rent stabilized,” with most units including corresponding rent data. The balance of the units (7,054) were registered as either vacant or exempt. For those

[3] 1st Quarter Average refers to the change of the CPI average of the first three months of one year to the average of the first three months of the following year.

[4] Institutions were asked to provide information on their "typical" loan to rent stabilized buildings. Data for each variable in any particular year and from year to year may be based upon responses from a different number of institutions.

registered rent stabilized units where rent data is reported, the median legal rent is $1,267 for hotels and $867 for rooming houses (with an overall median of $1,202). The average legal rent is $1,272 for hotels and $1,109 for rooming houses (with an overall average of $1,234). The median "rent received" (the legal rent, except in cases where there is a preferential rent provided or an actual rent that exceeds the legal rent) is $1,244 for hotels and $857 for rooming houses (with an overall median of $1,100). The average "rent received" is $1,282 for hotels and $1,090 for rooming houses (with an overall average of $1,237). In addition, a longitudinal analysis of the change in rent in the same set of registered rent stabilized units in both 2024 and 2025 shows that the median legal rent increased by 1.4% in hotels, was unchanged in rooming houses, and rose by 0.5% overall. The average legal rent in the longitudinal sample rose by 0.4% in hotels, 1.7% in rooming houses, and 0.6% overall. Note that this longitudinal analysis shows that approximately 29% of units registered increases in legal rent between 2024 and 2025, despite the fact that no rent increases for hotels and rooming houses were granted during this period. However, available data are not sufficient to determine whether these increases were taken legally. For the "rent received" by owners in the longitudinal sample, the median increased by 8.2% in hotels, 3.2% in rooming houses, and 12.1% overall. The average "rent received" in the longitudinal sample rose by 11.8% in hotels, 6.0% in rooming houses, and 10.7% overall.[5]

SRO Housing and Airbnb Rentals

Single Room Occupancy (SRO) owners may convert SRO housing to other uses after obtaining a "Certification of No Harassment" (CONH) from the NYC Department of Housing Preservation and Development (HPD). In 2025, the number of buildings granted CONHs by HPD decreased. HPD granted 52 CONHs in 2025, down from 70 granted CONHs in 2024, a decrease of 25.7%. A total of 60 applications for CONHs were received in 2025, approximately the same number as the prior year.[6]

Efforts are also underway to ensure that units meant to provide permanent housing are not used as illegal short-term rentals. As of May 1, 2011, a law was passed clarifying that Class A multiple dwellings were only to be used for occupancy of 30 consecutive days or more,[7] while additional legislation in 2012[8] and 2016[9] strengthened the law and authorized fines of up to $7,500.

On January 3, 2021, New York City's Booking Service data reporting law took effect.[10] All transactions for listings that have five or more nights booked per quarter are required to be reported to the Mayor's Office of Special Enforcement (OSE) if the listings offer entire home rentals or home rentals to three or more individuals at the same time. Listings for units in "Class B multiple dwellings" — which are lawfully used for short-term rental — are exempt from the reporting requirements. The reports are required to be submitted quarterly to OSE and include information that allows OSE to ascertain if the listings are legal. In January 2022, New York City enacted Local Law 18 (also known as the Short-Term Rental Registration Law) to help curb the use of permanent housing for short-term rentals.[11] The law, which took effect on March 6, 2023 and was enforced as of September 2023, requires anyone wishing to operate as a host of a short-term rental (a rental of less than 30 days) to register with OSE and receive a registration

---

[5] 2024 and 2025 NYS Homes and Community Development apartment registration files.
[6] NYC Department of Housing Preservation and Development.
[7] Press Release, Mayor's Office. "Mayor Bloomberg Announces Results of City's Efforts to Curb Dangerous Illegal Hotels in New York City After State Legislation Enhances Enforcement Abilities." April 27, 2012.
[8] Local Law No. 45 of 2012 (Council Int No. 404-Aof 2010).
[9] "Cuomo Signs Bill That Deals Huge Blow to Airbnb." New York Post. October 21, 2016.
[10] https://www.nyc.gov/site/specialenforcement/reporting-law/reporting-law.page.
[11] https://www.nyc.gov/site/specialenforcement/registration-law/registration.page.

number. Registration numbers cannot be issued by OSE unless the unit is verified to be legal for residential occupancy and the permanent residence of the applicant, and the applicant discloses online listings and agrees to follow all applicable laws. The law also prohibits the registration of rent regulated units. In addition, it allows building owners to certify that short-term rentals "are prohibited by lease or other occupancy agreement" and add their buildings to OSE's prohibited building list, thereby preventing OSE from issuing a registration to an individual tenant of such a building. In addition, upon receipt of registration applications from renters, OSE will notify the owner of record of the dwelling unit/building. The law also requires that booking services (such as Airbnb, VRBO, Booking.com, and other similar platforms) verify that listings are properly registered with OSE before they can take a fee.

As of April 1, 2026, approximately 14,000 buildings were added to the prohibited buildings list,[12] after applying to be on it. In addition, 8,876 applications for registration have been received by OSE. Of these applications, 3,564 (or 40.2%) were granted (with 320 since either expired, terminated by the registrant, or revoked). An additional 4,850 (or 54.6%) of the applications were denied. One reason for denial is that the unit that is identified in the application is subject to some form of rent regulation (such as rent stabilization, rent control, or regulatory agreements, as was the case with approximately 608, or 12.5% of all denials. Almost 70% of all denials (approximately 3,351) were denied after the applicant had at least 90 days to correct deficiencies that prevented OSE from granting a registration, but did not make the required corrections. A total of 462 applications (5.2%) have either not yet been reviewed, or are being reviewed for a second time after corrections were made by the applicant.[13]

Local Law 18 included a range of new fines for a variety of offenses related to the registration law that can lead to fines of up to $5,000, although many start at only $100 for a first offense. These violations include conducting unregistered short-term rentals; failing to conspicuously post and maintain, within a dwelling unit, a copy of the short-term rental registration certificate for such unit; failing to include a short-term rental registration number in an advertisement or other offer for short-term rental of a dwelling unit; and failing to maintain a record of each short-term rental, for at least seven years after such short-term rental occurred. To date, OSE has only used these penalties when filing a lawsuit, or filing to revoke a registration.[14]

OSE has also continued its traditional inspections, which include issuance of summonses for violations of the city's building and construction codes. In 2025, 1,909 violations were issued by inspectors assigned to OSE in response to investigations of illegal short-term rental of units (including apartments, private homes, and SROs), an increase of 31.5% from 2024.[15] Of the 1,909 violations issued in 2025, 697 (36.5% of the total) were for dwelling units in Brooklyn, with 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); and 47 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. Note that violations issued by OSE for the illegal short-term rental of units (as described above) are primarily for units intended to be used for permanent housing. For instance, in 2024, 58% of the 1,452 violations were issued to units in multiple dwellings, while 36% were issued to units in one- and two-family homes, and just 6%

[12] Buildings which apply to be on the Prohibited Buildings List are automatically approved by OSE, and as of April 1, 2026, 14,086 buildings submitted applications to be on this list. In addition, other entirely rent regulated buildings were proactively added to this list, including Mitchell-Lama buildings, buildings reported by HPD to OSE as being rent regulated, and NYCHA buildings.
[13] Per data from the Mayor's Office of Special Enforcement, current as of April 1, 2026.
[14] https://www.nyc.gov/assets/specialenforcement/downloads/pdfs/FINAL-RULES-GOVERNING-REGISTRATION-AND-REQUIREMENTS-FOR-SHORT-TERM-RENTALS.pdf.
[15] Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement.

issued in commercial and manufacturing locations. Within multiple dwellings, the vast majority (645 of 842 violations, or 77%) were issued to corporate entities, with the balance issued to individuals. Of the 1,452 violations issued in 2024, one-quarter were issued to buildings containing rent stabilized units. Buildings containing rent stabilized units also comprised one-quarter of the 403 buildings that received violations in 2024. A total of 10,213 residential units were in the buildings that received violations, of which three-quarters (7,715) were in buildings containing rent stabilized units.[16]

OTHER RELEVANT INFORMATION

The NYS Division of Housing and Community Renewal released a memo to the Board dated April 15, 2026 in which they outline information from their registration database relating to Hotels/SROs/Rooming Houses. The following is an excerpt from that memo (Pages 2-3):

[START OF MEMO]

6. What is the total number of SRO/Hotel units registered with the DHCR in 2025? How many of these units are rent stabilized? How many are temporarily and permanently exempt? How many are registered as transient? How many as vacant?

Rent Stabilized Units	**9,777**
Vacant Units	**1,655**
Temporary Exempts Units	**6,499**
Permanent Exempt Units	**73**
Total Number of Units	**18,004**

7. What is the total number of SRO/Hotel units registered with the DHCR on an annual basis from 2009-2025?

- **In 2009 the total number of units registered was 24,893;**
- **In 2010 the total number of units registered was 25,779;**
- **In 2011 the total number of units registered was 25,164;**
- **In 2012 the total number of units registered was 24,588;**
- **In 2013 the total number of units registered was 23,493;**
- **In 2014 the total number of units registered was 23,547;**
- **In 2015 the total number of units registered was 23,310;**
- **In 2016 the total number of units registered was 22,017;**
- **In 2017 the total number of units registered was 21,841;**
- **In 2018 the total number of units registered was 22,128;**
- **In 2019 the total number of units registered was 21,094;**
- **In 2020 the total number of units registered was 20,417;**
- **In 2021 the total number of units registered was 18,088;**
- **In 2022 the total number of units registered was 18,781;**
- **In 2023 the total number of units registered was 18,251;**

[16] The 2024 Annual Report issued by the Mayor's Office of Special Enforcement provides a list of violations, as well as the corresponding BIN number. This BIN number was matched to a list of Multiple Dwelling Registrations (as published by HPD on Open Data), from which the corresponding Borough, Block, and Lot (BBL) was matched to 2025 NYS Homes and Community Renewal annual registration data. Individual violations data for 2025 is not yet available.

- **In 2024 the total number of units registered was 18,576 and**
- **In 2025 the total number of units registered was 18,004.**

Please note that this data has been updated as of 3/31/2026.
Please be aware that owners continue to file late registration. The numbers from past years reflect that change.

8. What is the average and median rent for rent stabilized SRO/Hotel units in 2025?

    - **The average rent stabilized rent for SRO/Hotel units in 2025 is $1,462; the median rent is $1,336.**

[END OF MEMO]

VOTE

The vote of the Rent Guidelines Board on the adopted motion pertaining to the provisions of Order Number 56 was as follows:

	Yes	No	Abstentions
Guidelines for Hotels	**8**	**0**	**-**

Dated: June 25, 2026
Filed with the City Clerk: June 30, 2026

Chantella Mitchell
Chair
NYC Rent Guidelines Board

BIBLIOGRAPHY

The City of New York Rent Stabilization Law of 1969 Section 26 - 501 et seq.
Chapter 576 of the Laws of 1974 (The Emergency Tenant Protection Act).
Resolution Number 276 of 1974 of the New York City Council.
Chapter 203 of the Laws of 1977.
Chapter 933 of the Laws of 1977 (Open Meetings Law).
Local Laws of the City of New York for the year 1979, No. 25.
Chapter 234 of the Laws of 1980.
Chapter 383 of the Laws of 1981.
Local Laws of the City of New York for the Year 1982, No. 18.
Chapter 403 of the Laws of 1983.
Chapter 248 of the Laws of 1985.
Chapter 45 of the New York City Charter.
Chapter 65 of the Laws of 1987.
Chapter 144 of the Laws of 1989.
Chapter 167 of the Laws of 1991.
Chapter 253 of the Laws of 1993.
Rent Regulation Reform Act of 1997.
Chapter 82 of the Laws of 2003.
Chapter 97 of the Laws of 2011.
Rent Act of 2015.
Housing Stability and Tenant Protection Act of 2019.
RGB Staff, *2026 Price Index of Operating Costs.*
RGB Staff, *2026 Income and Affordability Study*.
RGB Staff, *2026 Mortgage Survey Report.*
RGB Staff, *2026 Housing Supply Report*.
RGB Staff, *Changes to the Rent Stabilized Housing Stock in NYC in 2025.*
RGB Staff, *2026 Hotel Report*.
Written, oral and video submissions by tenants, tenant organizations, owners, owner organizations, government agencies and non-government agencies.