

Emergency Tenant Protection Act (ETPA) Historical Guidelines Charts

Nassau County (ETPA) Rent Guidelines Board Orders Post-HSTPA					
<u>RGBO No.</u>	<u>Lease Term</u>		<u>Comments</u>	<u>Guideline Increases¹</u>	
	From	To		1 Year	2 Year
58	10/1/2023	9/30/2024	^A These guidelines apply only to the Village of Hempstead.	1.00%	2.00%
				0.00% ^A	0.00% ^A
57	10/1/2022	9/30/2023		2.00%	3.50%
56	10/1/2021	9/30/2022		1.00%	2.00%
55	10/1/2020	9/30/2021		0.00%	0.00%
54	10/1/2019	6/13/2020		1.50%	2.50%
53	6/14/2019	9/30/2019 ²		1.00%	2.00%

¹Effective November 8, 2023, the rent regulation amendments clarify that guideline adjustments apply to vacancy and renewal leases. No more than one guideline adjustment can be added to the rent in a calendar year for a vacancy lease. Renewal lease guideline adjustments are subject to the limitation of one guideline adjustment in the same guideline year. A guideline year commences on October 1 and ends the following September 30.

²The Housing Stability and Tenant Protection Act (HSTPA) was enacted June 14, 2019 and eliminated statutory and rent guidelines board vacancy increases.

Nassau County (ETPA) Rent Guidelines Board Orders Pre-HSTPA

<u>RGBO No.</u>	<u>Lease Term</u>		<u>Comments</u>	<u>Lease Renewal Increases</u>		<u>Vacancy Increases</u>	
	From	To		1 Year	2 Year	1 Year	2 Year
53	10/1/2018	6/13/2019		1.00%	2.00%	19.00%	20.00%
52	10/1/2017	9/30/2018		0.00%	0.00%	20.00%	20.00%
51	10/1/2016	9/30/2017		0.50%	1.00%	19.50%	20.00%
50	10/1/2015	9/30/2016		1.25%	1.75%	19.50%	20.00%
49	10/1/2014	9/30/2015		1.00%	1.50%	19.50%	20.00%
48	10/1/2013	9/30/2014		1.00%	1.50%	19.50%	20.00%
47	10/1/2012	9/30/2013		1.75%	2.75%	19.00%	20.00%
46	10/1/2011	9/30/2012		2.00%	3.00%	19.00%	20.00%
45	10/1/2010	9/30/2011		0.00%	0.50%	19.50%	20.00%
44	10/1/2009	9/30/2010		2.00%	3.50%	18.50%	20.00%
43	10/1/2008	9/30/2009		2.00%	3.50%	18.50%	20.00%
42	10/1/2007	9/30/2008	^A These guidelines apply only to the Village of Hempstead.	2.00%	4.00%	18.00%	20.00%
				0.50% ^A	1.00% ^A	19.50% ^A	20.00% ^A
41	10/1/2006	9/30/2007	^B These guidelines apply only to the Village of Hempstead.	2.25%	4.25%	18.00%	20.00%
				0.50% ^B	1.00% ^B	19.50% ^B	20.00% ^B
40	10/1/2005	9/30/2006		5.25%	7.25%	18.00%	20.00%
39	10/1/2004	9/30/2005		4.25%	6.25%	18.00%	20.00%

38	10/1/2003	9/30/2004		5.00%	8.00%	17.00%	20.00%
37	10/1/2002	9/30/2003		1.50%	2.50%	19.00%	20.00%
36	10/1/2001	9/30/2002		3.00%	5.00%	18.00%	20.00%
35	10/1/2000	9/30/2001	^C These guidelines apply only to the Village of Hempstead.	3.00%	5.00%	18.00%	20.00%
				2.00% ^C	4.00% ^C	18.00% ^C	20.00% ^C
34	10/1/1999	9/30/2000	^D These guidelines apply only to the Village of Hempstead, City of Glen Cove, and Village of Great Neck Plaza.	1.50%	3.50%	18.00%	20.00%
				0.50% ^D	2.50% ^D	18.00% ^D	20.00% ^D
33	10/1/1998	9/30/1999		1.50%	3.50%	18.00%	20.00%
32	10/1/1997	9/30/1998		4.50%	5.50%	19.00%	20.00%
31	10/1/1996	9/30/1997		2.50%	4.00%		
30	10/1/1995	9/30/1996		1.50%	2.50%		
29	10/1/1994	9/30/1995		2.50%	4.25%		
28	10/1/1993	9/30/1994		2.50%	4.25%		
27	10/1/1992	9/30/1993		3.00%	5.00%		
26	10/1/1991	9/30/1992		5.00%	6.50%		
25	10/1/1990	9/30/1991		4.00%	5.50%		
24	10/1/1989	9/30/1990		5.00%	6.50%		
23	10/1/1988	9/30/1989		5.00%	6.50%		
22	10/1/1987	9/30/1988	Non Co-op	4.00%	5.00%		

21	10/1/1986	9/30/1987		4.00%	5.50%		
20	10/1/1985	9/30/1986		5.00%	6.50%		

Rockland County (ETPA) Rent Guidelines Board Orders Post-HSTPA

<u>Lease Term</u>		<u>Comments</u>	<u>Guideline Increases¹</u>	
From	To		1 Year	2 Year
10/1/2023	9/30/2024		0.00%	0.50%
10/1/2022	9/30/2023		0.50%	0.75%
10/1/2021	9/30/2022		0.50%	0.75%
10/1/2020	9/30/2021		0.00%	0.00%
10/1/2019	6/13/2020	^A These guidelines are authorized only for renewal leases.	0.00% ^A	0.00% ^A
6/14/2019	9/30/2019 ²		0.00%	0.00%

¹Effective November 8, 2023, the rent regulation amendments clarify that guideline adjustments apply to vacancy and renewal leases. No more than one guideline adjustment can be added to the rent in a calendar year for a vacancy lease. Renewal lease guideline adjustments are subject to the limitation of one guideline adjustment in the same guideline year. A guideline year commences on October 1 and ends the following September 30.

²The Housing Stability and Tenant Protection Act (HSTPA) was enacted June 14, 2019 and eliminated statutory and rent guidelines board vacancy increases.

Rockland County (ETPA) Rent Guideline Board Orders Pre-HSTPA

<u>Lease Term</u>		<u>Lease Renewal Increases</u>			<u>Vacancy Increases</u>	<u>Vacancy Factor</u>	<u>Adjustment</u>
From	To	1 Year	2 Year	3 Year			
10/01/18	6/13/19	0.00%	0.00%	N/A	As established by the Rent Regulation Reform Act (RRRA) of 1997 with no additional guideline increase.	0.00%	
10/01/17	9/30/18	0.00%	0.50%	N/A	As established by the RRRA of 1997 with no additional guideline increase.	0.00%	
10/01/16	9/30/17	0.00%	0.00%	N/A	As established by the RRRA of 1997 with no additional guideline increase.	0.00%	
10/01/15	9/30/16	1.25%	1.50%	N/A	As established by the RRRA of 1997 with no additional guideline increase.	0.00%	\$25.00 Surcharge for rents \$950.00 and below.
10/01/14	9/30/15	1.00%	4.00%	N/A	As established by the RRRA of 1997 with no additional guideline increase.	0.00%	
10/01/13	9/30/14	2.00%	3.50%	N/A	As established by the RRRA of 1997 with no additional guideline increase.	0.00%	
10/01/12	9/30/13	2.00%	2.00%	N/A	As established by the RRRA of 1997 with no additional guideline increase.	0.00%	
10/01/11	9/30/12	0.00%	2.00%	N/A	As established by the RRRA of 1997 with no additional guideline increase.	0.00%	
10/01/10	9/30/11	3.00%	6.00%	N/A	As established by the RRRA of 1997 with no additional guideline increase.	0.00%	

10/01/09	9/30/10	2.50%	4.25%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	
10/01/08	9/30/09	2.50%	4.25%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	
10/01/07	9/30/08	2.50%	4.25%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	
10/01/06	9/30/07	2.50%	4.25%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	
10/01/05	9/30/06	2.50%	4.25%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	
10/01/04	9/30/05	2.50%	4.25%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	
10/01/03	9/30/04	2.50%	4.00%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	
10/01/02	9/30/03	2.25% (All Units)	3.00% (All Units)	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	Supplementary adjustments of \$15.00 per monthly renewal and vacancy leases for apartments renting up to certain amount after applicable guidelines increase. For studio apts: \$550.00 or less, 1BR: \$600.00 or less, 2BR: \$650.00 or less, 3BR: \$700.00 or less.

10/01/01	9/30/02	Bldgs. with 61 units or more: 1.00%	Bldgs. with 61 units or more: 2.50%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	Supplementary adjustments of \$15.00 per monthly renewal and vacancy leases for apartments renting up to certain amount after applicable guidelines increase. For studio apts: \$550.00 or less, 1BR: \$600.00 or less, 2BR: \$650.00 or less, 3BR: \$700.00 or less.
		Bldgs. with 60 units or less: 1.75%	Bldgs. with 60 units or less: 2.50%				
10/01/00	9/30/01	Bldgs. with 61 units or more: 1.25%	Bldgs. with 61 units or more: 2.50%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	Supplementary adjustments of \$15.00 per monthly renewal and vacancy leases for apartments renting up to certain amount after applicable guidelines increase. For studio apts: \$550.00 or less, 1BR: \$600.00 or less, 2BR: \$650.00 or less, 3BR: \$700.00 or less.
		Bldgs. with 60 units or less: 1.75%	Bldgs. with 60 units or less: 2.50%				
10/01/99	09/30/00	Bldgs. with 61 units or more: 1.25%	Bldgs. with 61 units or more: 2.50%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	Supplementary adjustments of \$15.00 per monthly renewal and vacancy leases for apartments renting up to

		Bldgs. with 60 units or less: 1.75%	Bldgs. with 60 units or less: 2.50%				certain amount after applicable guidelines increase. For studio apts: \$550.00 or less, 1BR: \$600.00 or less, 2BR: \$650.00 or less, 3BR: \$700.00 or less.
10/01/98	09/30/99	Bldgs. with 61 units or more: 1.25%	Bldgs. with 61 units or more: 2.50%	N/A	As established by the RRRRA of 1997 with no additional guideline increase.	0.00%	Supplementary adjustments of \$15.00 per monthly renewal and vacancy leases for apartments renting up to certain amount after applicable guidelines increase. For studio apts: \$550.00 or less, 1BR: \$600.00 or less, 2BR: \$650.00 or less, 3BR: \$700.00 or less.
		Bldgs. with 60 units or less: 2.25%	Bldgs. with 60 units or less: 3.75%				
10/01/97	09/30/98	Bldgs. with 61 units or more: 1.25%	Bldgs. with 61 units or more: 2.75%	N/A	The landlord shall be allowed to increase the legal regulated rent for that apartment at the time of the vacancy to the amount allowed by the amendments to the ETPA of 1974, as amended by the RRRRA of 1997. The owner is entitled to no additional guideline increase.	0.00%	Supplementary adjustment of \$15.00 per month for renewal and vacancy leases for apartments renting up to certain amounts after applicable guideline increases. For studio apts: \$500.00 or less, 1BR: \$550.00 or less 2BR: \$600.00 or less 3BR or more: \$650.00 or less.
		Bldgs. with 60 units or less: 2.25%	Bldgs. with 60 units or less: 3.75%				

10/01/96	09/30/97	Bldgs. with 61 units or more: 1.50%	Bldgs. with 61 units or more: 2.50%	N/A	N/A	An apartment with the highest legal regulated rent having the same number of rooms as the vacant apt. with the same bldg. or complex of bldgs. as of October 1, 1996, or by a factor of 7.50%, whichever is lower.	Supplementary adjustment of \$15.00 per month for renewal and vacancy leases for apartments renting up to certain amounts after applicable guideline increases. For studio apts: \$500.00 or less, 1BR: \$550.00 or less 2BR: \$600.00 or less 3BR or more: \$650.00 or less.
		Bldgs. with 60 units or less: 3.00%	Bldgs. with 60 units or less: 3.75%				
10/01/95	09/30/96	Bldgs. with 61 units or more: 1.50%	Bldgs. with 61 units or more: 3.00%	N/A	N/A	An apartment with the highest legal regulated rent having the same number of rooms as the vacant apt. with the same bldg. or complex of bldgs. as of October 1, 1995, or by a factor of 7.50%, whichever is lower.	Supplementary adjustment of \$15.00 per month for renewal and vacancy leases for apartments renting up to certain amounts after applicable guideline increases. For studio apts: \$500.00 or less, 1BR: \$550.00 or less 2BR: \$600.00 or less 3BR or more: \$650.00 or less.
		Bldgs. with 60 units or less: 2.50%	Bldgs. with 60 units or less: 4.00%				
10/01/94	09/30/95	Bldgs. with 61 units or more: 1.50%	Bldgs. with 61 units or more: 3.00%	N/A	N/A	An apartment with the highest legal regulated rent having the same number of rooms as the vacant apt. with the same	Supplementary adjustment of \$15.00 per month for renewal and vacancy leases for apartments renting up to certain

		Bldgs. with 60 units or less: 2.50%	Bldgs. with 60 units or less: 4.00%			bldg. or complex of bldgs. as of October 1, 1994, or by a factor of 7.50%, whichever is lower.	amounts after applicable guideline increases. For studio apts: \$500.00 or less, 1BR: \$550.00 or less 2BR: \$600.00 or less 3BR or more: \$650.00 or less.
10/01/93	09/30/94	1.50%	2.50%	N/A	N/A	An apartment with the highest legal regulated rent having the same number of rooms as the vacant apt. with the same bldg. or complex of bldgs. as of October 1, 1993, or by a factor of 7.50%, whichever is lower.	Supplementary adjustment of \$15.00 per month for renewal and vacancy leases for apartments renting up to certain amounts after applicable guideline increases. For studio apts: \$500.00 or less, 1BR: \$550.00 or less 2BR: \$600.00 or less 3BR or more: \$650.00 or less.
10/01/92	09/30/93	1.50%	2.50%	N/A	N/A	An apartment with the highest legal regulated rent having the same number of rooms as the vacant apt. with the same bldg. or complex of bldgs. as of October 1, 1992, or by a factor of 7.50%, whichever is lower.	Supplementary adjustment of \$10.00 per month for renewal and vacancy leases for apartments renting up to certain amounts after applicable guideline increases. For studio apts: \$450.00 or less, 1BR: \$500.00 or less 2BR: \$600.00 or less 3BR or more: \$650.00 or less.
10/01/91	09/30/92	3.00%	5.00%	N/A	N/A	An apartment with the highest legal	Supplementary adjustment of

						regulated rent having the same number of rooms as the vacant apt. with the same bldg. or complex of bldgs. as of October 1, 1991, or by a factor of 7.50%, whichever is lower.	\$10.00 per month for renewal and vacancy leases for apartments renting up to certain amounts after applicable guideline increases. For studio apts: \$450.00 or less, 1BR: \$500.00 or less 2BR: \$600.00 or less 3BR or more: \$650.00 or less.
10/01/90	09/30/91	2.50%	4.00%	N/A	N/A	An apartment with the highest legal regulated rent having the same number of rooms as the vacant apt. with the same bldg. or complex of bldgs. as of October 1, 1990, or by a factor of 7.50%, whichever is lower.	Supplementary adjustment of \$10.00 per month for renewal and vacancy leases for apartments renting up to certain amounts after applicable guideline increases. For studio apts: \$450.00 or less, 1BR: \$500.00 or less 2BR: \$600.00 or less 3BR or more: \$650.00 or less.
10/01/89	09/30/90	3.00%	5.00%	N/A	N/A	An apartment with the highest legal regulated rent having the same number of rooms as the vacant apt. with the same bldg. or complex of bldgs. as of October 1, 1989, or by a factor of 7.50%, whichever is lower.	Supplementary adjustment of \$10.00 per month for renewal and vacancy leases for apartments renting \$450.00 or less per month on September 30, 1990.

10/01/88	09/30/89	2.50%	4.00%	N/A	N/A	An apartment with the highest legal regulated rent having the same number of rooms as the vacant apt. with the same bldg. or complex of bldgs. as of October 1, 1988, or by a factor of 7.50%, whichever is lower.	
10/01/87	09/30/88	2.50%	4.00%	N/A	N/A		
10/01/86	09/30/87	3.00%	4.50%	N/A	N/A	Vacancy Guideline: When a vacancy occurs, the landlord shall be allowed to increase the rent level as of October 1, 1983, for an apartment having the same number of rooms within the bldg./complex, or by a factor of 5.00%, whichever is lower.	
10/01/85	09/30/86	4.50%	7.00%	N/A	N/A	Vacancy Guideline: When a vacancy occurs, the landlord shall be allowed to increase the rent level as of October 1, 1983, for an apartment having the same number of rooms within the	

						bldg./complex, or by a factor of 5.00%, whichever is lower.	
10/01/84	09/30/85	3.00%	6.00%	N/A	N/A	Vacancy Guideline: When a vacancy occurs, the landlord shall be allowed to increase the rent level as of October 1, 1983, for an apartment having the same number of rooms within the bldg./complex, or by a factor of 5.00%, whichever is lower.	
10/01/83	09/30/84	4.00%	7.50%	N/A	N/A	Vacancy Guideline: When a vacancy occurs, the landlord shall be allowed to increase the rent level as of October 1, 1983, for an apartment having the same number of rooms within the bldg./complex, or by a factor of 5.00%, whichever is lower.	
10/01/82	09/30/83	7.00%	10.00%	12.50%	N/A	Vacancy Guideline: New base rent for vacated apt. may equal with the same number of rooms in same	Fuel Cost Reopener: Subject to terms and conditions as described in Tenant Protection Bulletin Number 35, dated 1/1/83. The terms and conditions

						bldgs./complex. Additional 5.00% may be added to new base rent for 1, 2, or 3 year lease in lieu of guideline rates shown above.	adjustments must be included in the lease.
10/01/81	09/30/82	Gas Heat: 9.00%	Gas Heat: 12.50%	Gas Heat: 15.00%	N/A	The LRR of vacated apartment may be raised to the highest level of LRR of apt. with same room count in bldgs./complex in effect on October 1, 1981, then add not more than 5.00% to new base rent.	
		Oil Heat: 10.50%	Oil Heat: 13.50%	Oil Heat: 16.00%			
07/01/80	09/30/81	Gas Heat: 5.00%	Gas Heat: 9.00%	Gas Heat: 12.50%	N/A	The LRR of a vacated apartment may be raised to the highest level of LRR apt. with same room count in bldg. complex.	Gas or oil #2 change by more than 25.00% (1 year lease) or 20.00% (2 and 3 year lease) guidelines adjustments (up or down) as follows: 1 ½% to ½% for 1, 2, and 3 year leases for gas or oil adjustment. Lease must include reopener and 30 day cancellation clause.
		Oil Heat: 8.00%	Oil Heat: 12.00%	Oil Heat: 15.50%			
07/01/79	06/30/80	Gas Heat: 9.50%	Gas Heat: 12.50%	15.00%	N/A	New Tenants Only: Vacancy factor applicable for one year only, add 4.00%	Additional rate would be collectable at the end of the first year or two or three year lease, provided

		Oil Heat: 11.50%	Oil Heat: 13.50%			to guideline rate. Becomes permanent part of rent.	that the lease requires a 90 day notice to tenant, and the tenant has the option to cancel or vacate within 30 days of notice to landlord.
07/01/78	06/30/79	5.00%	8.00%	11.00%	N/A	None	

Westchester County (ETPA) Rent Guidelines Board Orders Post-HSTPA

<u>Lease Term</u>		<u>Comments</u>	<u>Guideline Increases¹</u>		<u>Guideline Increases (Tenant pays Either Heat or Hot Water)¹</u>	
From	To		1 Year	2 Year	1 Year	2 Year
10/1/2023	9/30/2024		1.00%	2.00%	1.00%	2.00%
10/1/2022	9/30/2023	^A These increases apply only to the Village of Croton-on-Hudson, which expanded its ETPA coverage on March 27, 2023, to buildings built before 1974 with six or more units. They apply to leases commencing between March 27, 2023 and September 30, 2023.	2.00%	3.00%	2.00%	3.00%
			1.00% ^A	2.00% ^A		
10/1/2021	9/30/2022		0.50%	1.00%	0.50%	1.00%
10/1/2020	9/30/2021		0.00%	0.00%	0.00%	0.00%
10/1/2019	6/13/2020	^B These guidelines are authorized only for renewal leases.	1.75% ^B	2.75% ^B	1.75% ^B	2.75% ^B
6/14/2019	9/30/2019 ²	^C These guidelines apply only to the Village of Ossining.	2.00%	3.00%	1.60%	2.40%
			0.00% ^C	1.00% ^C	0.00% ^C	0.80% ^C

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²The Housing Stability and Tenant Protection Act (HSTPA) was enacted June 14, 2019 and eliminated statutory and rent guidelines board vacancy increases.

Westchester County (ETPA) Rent Guidelines Board Orders Pre-HSTPA

<u>Lease Term</u>		<u>Comments</u>	<u>Lease Renewal Increases</u>		<u>Lease Renewal Increases (Tenant Pays Either Heat or Hot Water)</u>		<u>Vacancy Increases</u>	
From	To		1 Year	2 Year	1 Year	2 Year	1 Year	2 Year
10/1/2018	6/13/2019	AThe lease term and increases apply only to the Village of Ossining.	2.00%	3.00%	1.60%	2.40%	19.00% over prior rent	20.00% over prior rent
9/05/2018	9/30/2019 ^A		0.00% ^A	1.00% ^A	0.00% ^A	0.80% ^A		
10/01/17	9/30/18		1.00%	1.50%	0.80%	1.20%	19.50% over prior rent	20.00% over prior rent
10/01/16	9/30/17		0.00%	0.50%	0.00%	0.40%	19.50% over prior rent	20.00% over prior rent
10/01/15	9/30/16		1.75%	2.75%	1.40%	2.20%	19.00% over prior rent	20.00% over prior rent
10/01/14	9/30/15		1.50%	2.50%	1.20%	2.00%	19.00% over prior rent	20.00% over prior rent
10/01/13	9/30/14		Greater of 3.00% or \$15.00 whichever is greater	Greater of 4.00% or \$20.00 whichever is greater	Greater of 2.40% or \$12.00	Greater of 3.20% or \$16.00	19.00% over prior rent	20.00% over prior rent
10/01/12	9/30/13		1.25%	2.25%	1.00%	1.80%	19.00% over prior rent	20.00% over prior rent
10/01/11	9/30/12		Greater of 2.50% or \$25.00	Greater of 4.00% or \$40.00	Greater of 2.00% or \$20.00	Greater of 3.20% or \$32.00	18.50% over prior rent	20.00% over prior rent

			whichever is greater	whichever is greater				
10/01/10	9/30/11		0.00%	0.00%	0.00%	0.00%	20.00% over prior rent	20.00% over prior rent
10/01/09	9/30/10		Greater of 2.25% or \$20.00 whichever is greater	Greater of 4.00% or \$40.00	Greater of 1.80% or \$16.00	Greater of 3.20% or \$32.00	18.25% over prior rent	20.00% over prior rent
10/01/08	9/30/09		4.50%	6.50%	3.60%	5.20%	18.00% over prior rent	20.00% over prior rent
10/01/07	9/30/08		2.50%	3.50%	2.00%	2.80%	19.00% over prior rent	20.00% over prior rent
10/01/06	9/30/07		3.75%	5.00%	3.00%	4.00%	18.75% over prior rent	20.00% over prior rent
10/01/05	9/30/06		4.75%	6.50%	3.80%	5.20%	18.25% over prior rent	20.00% over prior rent
10/01/04	9/30/05		3.50%	4.50%	2.80%	3.60%	19.00% over prior rent	20.00% over prior rent
10/01/03	9/30/04		^B 2.00%	^B 3.00%	^B 1.60%	^B 2.40%	The Rent Regulation Reform Act (RRRA) of 1997 - ^B \$25.00 allowance on renewals with rent of \$500.00 or less, then add guideline.	
10/01/02	9/30/03		1.50%	2.50%	1.20%	2.00%	The RRRA of 1997	
10/01/01	9/30/02		2.75%	3.75%	2.20%	3.00%	The RRRA of 1997	
10/01/00	9/30/01		2.75%	3.75%	2.20%	3.00%	The RRRA of 1997	
10/01/99	9/30/00		2.00%	3.00%	1.60%	2.40%	The RRRA of 1997, plus	

							\$100.00 if the legal regulated rent of the vacated apartment was less than \$500.00.
10/01/98	9/30/99		0.00%	1.50%	0.00%	1.20%	40.00% of difference between the highest comp. and the 1 year rent of the vacated apartment or vacancy allowance as per the RRRA of 1997, whichever is greater.
10/01/97	9/30/98		3.50%	4.50%	2.50%	3.50%	Highest Comp. or Vacancy Allowance as per the RRRA of 1997, whichever is greater.
10/01/96	9/30/97		2.00%	3.50%	1.60%	2.80%	Highest Comparable
10/01/95	9/30/96		2.00%	3.00%	1.60%	2.40%	Highest Comparable
10/01/94	9/30/95		1.50%	2.50%	1.20%	2.00%	Highest Comparable
10/01/93	9/30/94		3.00%	4.00%	2.40%	3.20%	Highest Comp., if subject apartment is highest, then no increase.
10/01/92	9/30/93		3.00%	4.00%	2.40%	3.20%	Highest Comp., if subject apartment is highest, then no increase.
10/01/91	9/30/92		3.50%	5.00%	3.00%	4.20%	Highest Comp., or prior rent plus 50.00%, whichever is less.
10/01/90	9/30/91		4.00%	7.00%	3.20%	5.60%	Highest Comp., if under \$400.00, add \$40.00.
10/01/89	9/30/90		3.00%	5.00%	2.40%	4.00%	Highest Comp., if under \$400.00, add \$40.00.
10/01/88	9/30/89		6.00%	9.00%	4.00%	7.00%	Highest Comparable

10/01/87	9/30/88		3.00%	5.00%	2.40%	4.00%	80.00% of Highest Comparable.
10/01/86	9/30/87		3.00%	5.00%	None		Highest Comp., then add guidelines.
10/01/85	9/30/86		6.00%	10.00%	None		None
10/01/84	9/30/85		0.00%	3.00%	None		None
10/01/83	9/30/84		12.00%	15.00%			
10/01/82	9/30/83				None		Highest Comp., then add guidelines.
10/01/81	9/30/82				None		None
10/01/80	9/30/81				None		None