



*Policy Statement 89-6 (May 3, 1989)*

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***MCI Rent Increases for Replacement  
of Certain Window Types***

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This Policy Statement is being issued to clarify DHCR's treatment of MCI applications when the owner has replaced all windows of a certain type.

When an owner replaces all of the windows in a building, the cost is allowed to be passed on to tenants under the MCI program. Some owners have applied for MCIs after replacing all of the apartment windows, but not the hallway or lot line windows. It is DHCR's policy to approve these costs, since hallway and lot line windows under the State's and City's building codes have more stringent requirements than apartment windows. The codes require hallway and lot line windows to contain "protectives" (Example: wired glass), therefore they vary significantly from other windows. If an owner replaces all of the hallway windows or lot line windows in a building, this cost also would be eligible for a Major Capital Improvement increase.

***Elliot G. Sander***  
*Deputy Commissioner  
for Rent Administration*

*This document is being reissued for informational purposes only.*

*The original document which contains signatures of authorization is on file at DHCR's Office of Rent Administration.*

