



Homes and Community Renewal

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

Renewal and Vacancy Increases for Rent-Stabilized Apartments with Leases Commencing on/or Between October 1, 2018 and September 30, 2019

	One-Year Renewal Lease	Two-Year Renewal Lease	* One-Year Statutory Vacancy Increase	* Two-Year Statutory Vacancy Increase
New York City	1.5%	2.5%	19%	20%
Nassau	1%	2%	19%	20%
Rockland	0%	0%	20%	20%
Westchester	2% (1.6% if tenant pays for either heat or hot water)	3% (2.4% if tenant pays for either heat or hot water)	19%	20%

* The Rent Act of 2015 provides that if a preferential rent was charged and paid by the prior tenant, then the owner is entitled to increase the legal regulated rent by no more than one of the following vacancy increases.

Last Vacancy Lease Commenced:	Vacancy Increase:
Less than 2 years ago	5%
Less than 3 years ago	10%
Less than 4 years ago	15%
4 or more years ago	20% (two-year lease) or the vacancy % cited above for a one-year lease

See Fact Sheets 5, 26 and 31 for additional information.

8/2018