



State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Web Site: www.nyshcr.org

Gertz Plaza
92-31 Union Hall Street
Jamaica, New York 11433
(718) 739-6400

LUXURY DECONTROL FILING – 2019

NOTE: THIS PAPER FILING IS ONLY AVAILABLE FOR OWNERS OF BUILDINGS LOCATED IN OSSINING, NEW YORK. PAPER APPLICATIONS FROM ANY OTHER AREAS WILL BE REJECTED. Owners of rent regulated buildings in all other areas of New York must continue to file their applications on-line at <http://www.nyshcr.org/Apps/ORAOwner/>.

If you have questions, please contact our RentInfo staff at (718) 739-6400.



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Docket Number:
(For DHCR use only)

Petition by Owner for High Income Rent Deregulation 2019 Filing Period

This petition may be filed only when the owner has previously served the tenant with an Income Certification Form (DHCR Form RA-93CF) on or before May 1 of the year in which this petition is being filed and 1) the tenant has failed to return the Income Certification Form, or 2) the tenant has returned the Income Certification Form and the owner disputes the total annual income stated by the tenant, or 3) the tenant has returned the Income Certification Form and concedes therein that the total annual income exceeded \$200,000.00 in each of the two preceding calendar years. If any of these conditions are met, the owner may petition the Division of Housing and Community Renewal (DHCR) for a determination that the housing accommodation identified below qualifies for high income rent deregulation, which exempt from rent regulation housing accommodations having a "legal regulated rent" (rent stabilized) or "maximum rent" (rent controlled), at or above, the threshold amount for the subject building's locality* and which are occupied by persons who have a total annual income in excess of \$200,000.00 in each of the two preceding calendar years. Total annual income does not include the annual incomes of bona fide employees of occupants residing in the housing accommodation in connection with such employment or the annual incomes of bona fide subtenants in occupancy pursuant to Section 226-b of the Real Property Law. Owners may petition on this form for a determination of whether the housing accommodation identified below qualifies for deregulation based upon the above criteria. If the housing accommodation is found to qualify for exemption after DHCR's processing of this petition, DHCR will issue an order deregulating the housing accommodation. An original and one copy of this petition must be filed with DHCR no later than June 30th of each year. A petition that is filed late will be dismissed.

An owner receiving J-51 or 421-a tax benefits is ineligible to file for High Income Rent Deregulation until after such benefits expire.

**Part I
 General Information**

A. Mailing Address of Tenant(s):

Name: _____
 Number/Street: _____ Apt. No.: _____
 City, State, Zip Code: _____
 Building M.D.R. Number: _____

B. Mailing Address of Owner:

Name: _____
 Number/Street: _____
 City, State, Zip Code: _____
 Telephone No.: _____

 (Name of Owner if different from above.)

C. Subject Building (if different from tenant's mailing address):

Number and Street	Apartment Number	City, State, Zip Code
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**Part II
 The Petition**

D. Check the Appropriate Box

- The owner petitions DHCR to issue an order deregulating the housing accommodation based on the tenant's admission in the attached Income Certification Form that the total annual household income exceeded \$200,000.00 in each of the two preceding calendar years.
- The owner contests the household income stated by the tenant(s) in the attached Income Certification Form and requests verification.
- The owner requests verification of the household income because the tenant failed to properly return the Income Certification Form to the owner. Proof of service of the ICF is attached.

* Deregulation Rent Threshold amounts per month: New York City: \$2,774.76; Westchester (owner pays for heat and hot water):\$2,830.21; Westchester (tenant pays for heat or hot water): \$2,803.86; Ossining (owner pays for heat and hot water): \$2,774.72; Ossining (tenant pays for heat or hot water): \$2,759.70; Nassau: \$2.774.89; and Rockland: \$2,733.75.

E. The housing accommodation is subject to the:

NYC Rent Stabilization Law (City Rent Stabilization)

Emergency Tenant Protection Act (State Rent Stabilization)

NYC Rent and Rehabilitation Law (City Rent Control)

Emergency Housing Rent Control Law (State Rent Control)

An owner receiving J-51 or 421-a tax benefits is ineligible to file for High Income Rent Deregulation until after such benefits expire.

F. Indicate the monthly legal regulated or maximum rent on each of the following dates: (See instructions)

Indicate the basis for rent change between dates:

_____ \$ _____
Date Petition signed

April 1, 20_____ \$ _____

April 1, 20_____ \$ _____

April 1, 20_____ \$ _____

April 1, 20_____ \$ _____

April 1, 20_____ \$ _____

G. The tenant(s) named on the lease or otherwise occupying the housing accommodations, if not named in Part I of this Petition, is (are):

H. If there is any other person(s) who, although not named on the lease or not listed as such by the tenant on the attached Income Certification Form, occupies the housing accommodation as a primary residence on other than a temporary basis, enter the name(s) of such person(s) and explain the basis for your belief. Attach additional sheets if necessary.

I. If you dispute the status of any person who may be listed by the tenant on the attached Income Certification Form as either a bona fide employee of the tenant residing in the housing accommodation in connection with his or her employment, or as a bona fide subtenant, list his or her name, and give the grounds upon which you dispute such status. Attach additional sheets if necessary.

J. Date on which the tenant(s) began occupancy of the housing accommodation: _____

**Part III
Affirmation**

(Does not require notarization.)

I have read the information on this form, and I affirm the contents to be true to my own knowledge or information and belief.

Date

Signature of Owner/Agent

Print Name