

FACT SHEET



Andrew M. Cuomo, Governor

A PUBLICATION OF NEW YORK STATE
DIVISION OF HOUSING AND COMMUNITY RENEWAL
OFFICE OF RENT ADMINISTRATION

#36 Historical Deregulation Rent and Income Thresholds

Pursuant to the Housing Stability and Tenant Protection Act of 2019, all forms of deregulation, with the exception of 421-a (16) apartments, were repealed as of June 14, 2019. Prior to that date a vacant apartment with a legal rent that reached the deregulation rent threshold lawfully, could become deregulated and the incoming tenant could be charged a market rent. Occupied apartments, with tenants whose rent and income reached the deregulation thresholds, could be deregulated by order of the DHCR.

Historical Deregulation Rent Threshold (DRT)

| | New York City | Nassau | Rockland | Westchester |
|---|---------------|------------|------------|--|
| Between 6/19/1997 and 6/23/2011 | \$2000.00 | \$2000.00 | \$2000.00 | \$2000.00 |
| Between 6/24/2011 and 6/14/2015 | \$2500.00 | \$2500.00 | \$2500.00 | \$2500.00 |
| Between 6/15/2015 and 12/31/2015 | \$2700.00 | \$2700.00 | \$2700.00 | \$2700.00 |
| Between 1/1/2016 and 12/31/2016 | \$2,700.00 | \$2,733.75 | \$2,733.75 | \$2,747.25 (\$2,737.80 if tenant pays for heat or hot water) |
| Between 1/1/2017 and 12/31/2017 | \$2,700.00 | \$2,747.42 | \$2,733.75 | \$2,747.25 (\$2,737.80 if tenant pays for heat or hot water) |
| Between 1/1/2018 and 12/31/2018 | \$2,733.75 | \$2,747.42 | \$2,733.75 | \$2,774.72 (\$2,759.70 if tenant pays for heat or hot water) |
| Between 1/1/2019 and 6/13/2019* | \$2,774.76 | \$2,774.89 | \$2,733.75 | \$2,830.21 (\$2,803.86 if tenant pays for heat or hot water) |

*Village of Ossining: \$2,774.72 (\$2,759.70 if tenant pays for heat or hot water)

Historical Deregulation Income Threshold (DIT)

Between July 1, 1998 and June 30, 2011, the DIT was \$175,000.00.

Between July 1, 2011 and June 13, 2019, the DIT was \$200,000.00.

For more information or assistance, you may visit your Borough Rent Office.

Queens
92-31 Union Hall Street
6th Floor
Jamaica, NY 11433

Lower Manhattan
25 Beaver Street
New York, NY 10004

Brooklyn
55 Hanson Place
6th Floor
Brooklyn, NY 11217

Bronx
1 Fordham Plaza
4th Floor
Bronx, NY 10458

Upper Manhattan
163 W. 125th Street
5th Floor
New York, NY 10027

Westchester
75 South Broadway
3rd Floor
White Plains, NY 10601