



State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Gertz Plaza
92-31 Union Hall Street
Jamaica, NY 11433
Web Site: www.hcr.ny.gov

RENT STABILIZED LEASE NOTICE TO TENANTS

RIGHTS CONCERNING LEGAL RENTS AND HIGHER ACTUAL RENTS

Pursuant to Section 610 of the Private Housing Finance Law, when a state or municipal agency or other statutorily designated party issues and approves of a regulatory agreement that establishes actual rents higher than legal rents and a government program provides rental assistance for the apartment, **THIS NOTICE MUST BE ATTACHED TO ALL LEASES** for the apartment, as long as rental assistance is being provided. This applies to any locality in New York State that has enacted rent stabilization. This notice is not required to be served on DHCR.

To be completed by the owner/managing agent:

Date _____

Owner/Managing Agent _____

Subject Building _____ Apt # _____

Tenant(s) Name(s) _____

State or Municipal Agency (or other party) Issuing a Regulatory Agreement _____

Agency Providing Rental Assistance _____

Type of Rental Assistance Being Provided (Example: Section 8 PBV) _____

Private Housing Finance Law Section 610 provides:

Regulatory agreements issued and approved by a state or municipal agency or other designated party may provide for actual rents that are higher than legal rents and preferential rents, as long as a government program provides rental assistance for the apartment. The tenant share is governed by the agency providing rental assistance and the regulatory agreement. The actual rent must also be separately registered. **WHEN THE RENTAL ASSISTANCE ENDS, EITHER DURING A TENANCY OR UPON VACANCY, THE LESSER OF THE LOWER LEGAL RENT OR PREFERENTIAL RENT PLUS ANY LAWFUL ADJUSTMENTS OR A LOWER RENT ESTABLISHED BY THE REGULATORY AGREEMENT MUST BE CHARGED.**

Owners who fail to adjust a rent upon the termination of rental assistance shall be subject to a finding of rent overcharge and be subject to treble damages in a proceeding before DHCR or a court of appropriate jurisdiction.

This NYS Homes and Community Renewal promulgated notice has been issued in coordination with the NYC Department of Housing Preservation and Development and the NYC Housing Development Corporation.