



New York State
Division of Housing and Community Renewal
Office of Rent Administration

Tenant Protection Regulations
New York City Rent Stabilization Code
Advisory Opinion 2024-1 (January 8, 2024)

***Revisions to the New York City Lease Rider and
the Emergency Tenant Protection Act Standard Lease Addenda***

This Advisory Opinion is issued pursuant to the relevant sections of the Tenant Protection Regulations and the Rent Stabilization Code.

A number of changes were made to the rent regulations that went into effect on November 8, 2023. These changes required DHCR to review and update the New York City Lease Rider (Form RA-LR1) and the Emergency Tenant Protection Act Standard Lease Addenda (Form RA-LR1 ETPA).

These updated documents are required to be translated into the twelve languages required by the agency's Language Access Plan. The translated documents will appear on the agency's website, clearly identified as documents to be used "For Informational Purposes Only." The time required to revise and translate the documents coupled with the necessity to give owners and tenants a fair and reasonable opportunity to become aware of their creation, has compelled DHCR to create an effective date for their usage.

In establishing that effective date, DHCR also had to give further recognition to the fact that the documents are used in conjunction with the offering of Vacancy Leases and Renewal Leases, the latter of which must be offered as early as 150 days in advance of the expiration date of an existing lease and no later than 90 days in advance of such expiration date.

Accordingly, DHCR has determined that the effective date for implementation shall be April 8, 2024. Any lease being offered on or after April 8, 2024 shall be required to have these updated documents attached. Any lease offered prior to April 8, 2024 may be offered with the updated documents or those previously in use.

Woody Pascal
Deputy Commissioner for Rent Administration

This document is being issued for informational purposes only.

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