

Good Cause Eviction Law Required DHCR Notice

Introduction

On April 20, 2024, Governor Hochul signed the Good Cause Eviction (“GCE”) law into effect. Under that law, on or before August 1st of each year, the Division of Housing and Community Renewal (“DHCR”) is required to publish the information contained in this notice.

Geographic Applicability

As of April 20, 2024, the GCE law is in effect in New York City pursuant to § 212 of the Real Property Law.¹ Other villages, towns, or cities (collectively, “municipalities”) that wish to opt-in to the GCE law must pass a local law pursuant to § 213 of the Real Property Law. DHCR is required to publish a list of all municipalities, other than New York City, that have adopted a local law. The list includes the municipality name, the applicable percentage of fair market rent that will qualify as an exemption from the provisions of the GCE law adopted by the municipality, and the definition of small landlord adopted by the municipality. This list will be published annually, on or before August 1st of each year, along with the other information contained in this notice.

As of the date of this notice, DHCR has received notice that the following municipalities have opted into the GCE law pursuant to § 213(1) of the Real Property Law:

Municipality	FMR Exemption	Definition of Small Landlord
City of Albany	345%	“A landlord of no more than one unit anywhere in the State of New York.”
City of Kingston	300%	“A landlord of no more than one unit anywhere in the State of New York.”
City of Poughkeepsie	345%	“A landlord of no more than one unit anywhere in the State of New York.”
City of Ithaca	345%	“A landlord of no more than one unit anywhere in the State of New York.”

¹ Sections 2, 3, 4, and 5 of the GCE law, which govern the content of certain notices landlords must provide to tenants, do not go into effect until 120 days after April 20, 2024.

Fair Market Rent and Fair Market Rent Percentage Exception

Pursuant to §§ 213(2)(a) and 214(15) of the Real Property Law, rental units are not covered by the GCE law if they have a monthly rent above the applicable fair market rent threshold. In New York City and in any municipality other than New York City that adopts the GCE law and does not provide for a different fair market rent threshold, the GCE law does not cover a rental unit rented for more than 245% of fair market rent. Fair market rent is determined by the U.S. Department of Housing and Urban Development by county.

DHCR is required to publish fair market rent and 245% of fair market rent for each unit type, by county, on or before August 1st of each year. See the charts below for current fair market rent and 245% of current fair market rent.

HUD FMR (100%): Effective May 1, 2024					
COUNTY	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
Albany County	\$1,011	\$1,131	\$1,374	\$1,661	\$1,830
Allegany County	\$676	\$731	\$905	\$1,130	\$1,288
Bronx County	\$2,386	\$2,451	\$2,752	\$3,434	\$3,700
Broome County	\$855	\$904	\$1,141	\$1,494	\$1,644
Cattaraugus County	\$705	\$709	\$905	\$1,138	\$1,291
Cayuga County	\$728	\$733	\$958	\$1,210	\$1,409
Chautauqua County	\$662	\$711	\$905	\$1,168	\$1,205
Chemung County	\$905	\$922	\$1,208	\$1,560	\$1,697
Chenango County	\$672	\$777	\$905	\$1,214	\$1,354
Clinton County	\$821	\$826	\$1,047	\$1,283	\$1,395
Columbia County	\$1,032	\$1,042	\$1,190	\$1,439	\$1,585
Cortland County	\$800	\$805	\$992	\$1,215	\$1,683
Delaware County	\$785	\$798	\$905	\$1,275	\$1,280
Dutchess County	\$1,237	\$1,419	\$1,825	\$2,315	\$2,560
Erie County	\$951	\$992	\$1,163	\$1,424	\$1,604
Essex County	\$824	\$828	\$971	\$1,309	\$1,446
Franklin County	\$613	\$763	\$905	\$1,151	\$1,310
Fulton County	\$729	\$734	\$964	\$1,166	\$1,316
Genesee County	\$662	\$804	\$976	\$1,217	\$1,352
Greene County	\$926	\$965	\$1,155	\$1,517	\$1,587
Hamilton County	\$862	\$868	\$1,140	\$1,378	\$1,594
Herkimer County	\$785	\$790	\$992	\$1,199	\$1,410
Jefferson County	\$922	\$1,035	\$1,360	\$1,843	\$2,231
Kings County	\$2,386	\$2,451	\$2,752	\$3,434	\$3,700
Lewis County	\$693	\$707	\$905	\$1,160	\$1,453
Livingston County	\$938	\$1,050	\$1,307	\$1,580	\$1,741
Madison County	\$828	\$916	\$1,126	\$1,381	\$1,600

Monroe County	\$938	\$1,050	\$1,307	\$1,580	\$1,741
Montgomery County	\$745	\$780	\$914	\$1,166	\$1,251
Nassau County	\$1,708	\$2,144	\$2,508	\$3,246	\$3,521
New York County	\$2,386	\$2,451	\$2,752	\$3,434	\$3,700
Niagara County	\$951	\$992	\$1,163	\$1,424	\$1,604
Oneida County	\$785	\$790	\$992	\$1,199	\$1,410
Onondaga County	\$828	\$916	\$1,126	\$1,381	\$1,600
Ontario County	\$938	\$1,050	\$1,307	\$1,580	\$1,741
Orange County	\$1,237	\$1,419	\$1,825	\$2,315	\$2,560
Orleans County	\$938	\$1,050	\$1,307	\$1,580	\$1,741
Oswego County	\$828	\$916	\$1,126	\$1,381	\$1,600
Otsego County	\$719	\$879	\$1,061	\$1,304	\$1,413
Putnam County	\$2,386	\$2,451	\$2,752	\$3,434	\$3,700
Queens County	\$2,386	\$2,451	\$2,752	\$3,434	\$3,700
Rensselaer County	\$1,011	\$1,131	\$1,374	\$1,661	\$1,830
Richmond County	\$2,386	\$2,451	\$2,752	\$3,434	\$3,700
Rockland County	\$2,386	\$2,451	\$2,752	\$3,434	\$3,700
St. Lawrence County	\$661	\$763	\$940	\$1,152	\$1,252
Saratoga County	\$1,011	\$1,131	\$1,374	\$1,661	\$1,830
Schenectady County	\$1,011	\$1,131	\$1,374	\$1,661	\$1,830
Schoharie County	\$1,011	\$1,131	\$1,374	\$1,661	\$1,830
Schuyler County	\$637	\$740	\$940	\$1,271	\$1,314
Seneca County	\$765	\$770	\$991	\$1,297	\$1,682
Steuben County	\$743	\$759	\$905	\$1,167	\$1,497
Suffolk County	\$1,708	\$2,144	\$2,508	\$3,246	\$3,521
Sullivan County	\$789	\$917	\$1,078	\$1,506	\$1,653
Tioga County	\$855	\$904	\$1,141	\$1,494	\$1,644
Tompkins County	\$1,311	\$1,434	\$1,664	\$2,056	\$2,229
Ulster County	\$1,284	\$1,308	\$1,702	\$2,198	\$2,459
Warren County	\$939	\$1,025	\$1,284	\$1,662	\$1,710
Washington County	\$939	\$1,025	\$1,284	\$1,662	\$1,710
Wayne County	\$938	\$1,050	\$1,307	\$1,580	\$1,741
Westchester County	\$1,648	\$1,934	\$2,352	\$2,885	\$3,132
Wyoming County	\$724	\$728	\$905	\$1,220	\$1,345
Yates County	\$723	\$811	\$1,066	\$1,356	\$1,527

Source: U.S. Department of Housing and Urban Development, Fair Market Rents (FMR) for federal fiscal year 2024, All New York State counties. <https://www.huduser.gov/portal/datasets/fmr.html>.

[Notice continues]

HUD FMR (245%): Effective May 1, 2024

COUNTY	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
Albany County	\$2,477	\$2,771	\$3,366	\$4,069	\$4,484
Allegany County	\$1,656	\$1,791	\$2,217	\$2,769	\$3,156
Bronx County	\$5,846	\$6,005	\$6,742	\$8,413	\$9,065
Broome County	\$2,095	\$2,215	\$2,795	\$3,660	\$4,028
Cattaraugus County	\$1,727	\$1,737	\$2,217	\$2,788	\$3,163
Cayuga County	\$1,784	\$1,796	\$2,347	\$2,965	\$3,452
Chautauqua County	\$1,622	\$1,742	\$2,217	\$2,862	\$2,952
Chemung County	\$2,217	\$2,259	\$2,960	\$3,822	\$4,158
Chenango County	\$1,646	\$1,904	\$2,217	\$2,974	\$3,317
Clinton County	\$2,011	\$2,024	\$2,565	\$3,143	\$3,418
Columbia County	\$2,528	\$2,553	\$2,916	\$3,526	\$3,883
Cortland County	\$1,960	\$1,972	\$2,430	\$2,977	\$4,123
Delaware County	\$1,923	\$1,955	\$2,217	\$3,124	\$3,136
Dutchess County	\$3,031	\$3,477	\$4,471	\$5,672	\$6,272
Erie County	\$2,330	\$2,430	\$2,849	\$3,489	\$3,930
Essex County	\$2,019	\$2,029	\$2,379	\$3,207	\$3,543
Franklin County	\$1,502	\$1,869	\$2,217	\$2,820	\$3,210
Fulton County	\$1,786	\$1,798	\$2,362	\$2,857	\$3,224
Genesee County	\$1,622	\$1,970	\$2,391	\$2,982	\$3,312
Greene County	\$2,269	\$2,364	\$2,830	\$3,717	\$3,888
Hamilton County	\$2,112	\$2,127	\$2,793	\$3,376	\$3,905
Herkimer County	\$1,923	\$1,936	\$2,430	\$2,938	\$3,455
Jefferson County	\$2,259	\$2,536	\$3,332	\$4,515	\$5,466
Kings County	\$5,846	\$6,005	\$6,742	\$8,413	\$9,065
Lewis County	\$1,698	\$1,732	\$2,217	\$2,842	\$3,560
Livingston County	\$2,298	\$2,573	\$3,202	\$3,871	\$4,265
Madison County	\$2,029	\$2,244	\$2,759	\$3,383	\$3,920
Monroe County	\$2,298	\$2,573	\$3,202	\$3,871	\$4,265
Montgomery County	\$1,825	\$1,911	\$2,239	\$2,857	\$3,065
Nassau County	\$4,185	\$5,253	\$6,145	\$7,953	\$8,626
New York County	\$5,846	\$6,005	\$6,742	\$8,413	\$9,065
Niagara County	\$2,330	\$2,430	\$2,849	\$3,489	\$3,930
Oneida County	\$1,923	\$1,936	\$2,430	\$2,938	\$3,455
Onondaga County	\$2,029	\$2,244	\$2,759	\$3,383	\$3,920
Ontario County	\$2,298	\$2,573	\$3,202	\$3,871	\$4,265
Orange County	\$3,031	\$3,477	\$4,471	\$5,672	\$6,272
Orleans County	\$2,298	\$2,573	\$3,202	\$3,871	\$4,265
Oswego County	\$2,029	\$2,244	\$2,759	\$3,383	\$3,920
Otsego County	\$1,762	\$2,154	\$2,599	\$3,195	\$3,462
Putnam County	\$5,846	\$6,005	\$6,742	\$8,413	\$9,065
Queens County	\$5,846	\$6,005	\$6,742	\$8,413	\$9,065

Rensselaer County	\$2,477	\$2,771	\$3,366	\$4,069	\$4,484
Richmond County	\$5,846	\$6,005	\$6,742	\$8,413	\$9,065
Rockland County	\$5,846	\$6,005	\$6,742	\$8,413	\$9,065
St. Lawrence County	\$1,619	\$1,869	\$2,303	\$2,822	\$3,067
Saratoga County	\$2,477	\$2,771	\$3,366	\$4,069	\$4,484
Schenectady County	\$2,477	\$2,771	\$3,366	\$4,069	\$4,484
Schoharie County	\$2,477	\$2,771	\$3,366	\$4,069	\$4,484
Schuyler County	\$1,561	\$1,813	\$2,303	\$3,114	\$3,219
Seneca County	\$1,874	\$1,887	\$2,428	\$3,178	\$4,121
Steuben County	\$1,820	\$1,860	\$2,217	\$2,859	\$3,668
Suffolk County	\$4,185	\$5,253	\$6,145	\$7,953	\$8,626
Sullivan County	\$1,933	\$2,247	\$2,641	\$3,690	\$4,050
Tioga County	\$2,095	\$2,215	\$2,795	\$3,660	\$4,028
Tompkins County	\$3,212	\$3,513	\$4,077	\$5,037	\$5,461
Ulster County	\$3,146	\$3,205	\$4,170	\$5,385	\$6,025
Warren County	\$2,301	\$2,511	\$3,146	\$4,072	\$4,190
Washington County	\$2,301	\$2,511	\$3,146	\$4,072	\$4,190
Wayne County	\$2,298	\$2,573	\$3,202	\$3,871	\$4,265
Westchester County	\$4,038	\$4,738	\$5,762	\$7,068	\$7,673
Wyoming County	\$1,774	\$1,784	\$2,217	\$2,989	\$3,295
Yates County	\$1,771	\$1,987	\$2,612	\$3,322	\$3,741

Source: U.S. Department of Housing and Urban Development, Fair Market Rents (FMR) for federal fiscal year 2024, All New York State counties. <https://www.huduser.gov/portal/datasets/fmr.html>. Values in table reflect 245% of FMR.

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Consumer Price Index

Section 211(7) of the Real Property Law requires DHCR to publish, on or before August 1st of each year, the annual percentage change for the most recent preceding calendar year in the applicable consumer price index for all urban consumers for all items, as published by the U.S. Bureau of Labor.

See the chart below for the applicable annual percentage changes in the consumer price indices in New York State, which may be used in determining the applicable inflation indices and local rent standards pursuant to §§ 211(7) and (8) of the Real Property Law for renewal leases covered by the GCE law.

NYS Consumer Price Indices		
	New York-Newark-Jersey City, NY-NJ-PA	Northeast Region
Annual % Change in Consumer Price Index for Preceding Calendar Year (2022 to 2023)	3.82%	3.45%
Applicable NYS Counties (outside of NYC, only applies if a municipality has adopted the GCE law)	Bronx, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Rockland, Suffolk, Westchester	Albany, Allegany, Broome, Cattaraugus, Cayuga, Chautauqua, Chemung, Chenango, Clinton, Columbia, Cortland, Delaware, Erie, Essex, Franklin, Fulton, Genesee, Greene, Hamilton, Herkimer, Jefferson, Lewis, Livingston, Madison, Monroe, Montgomery, Niagara, Oneida, Onondaga, Ontario, Orleans, Oswego, Otsego, Rensselaer, St. Lawrence, Saratoga, Schenectady, Schoharie, Schuyler, Seneca, Steuben, Sullivan, Tioga, Tompkins, Ulster, Warren, Washington, Wayne, Wyoming, Yates

Source: U.S. Bureau of Labor Statistics, Consumer Price Index (CPI) Series CUUSS12ASA0 (All items in New York-Newark-Jersey City, NY-NJ-PA, all urban consumers, not seasonally adjusted and All items in Northeast urban, all urban consumers, not seasonally adjusted). <https://www.bls.gov/cpi/>. Values represent the percentage change calculated for annual CPI from 2022 to 2023.