As of April 23, 2025

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

The GCE law is in effect in New York City pursuant to § 212 of the Real Property Law. 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:

Locality Name	FMR Exemption	Small Landlord Definition
City of Albany	345%	No more than **one** unit anywhere in the State of New York.
City of Kingston	300%	No more than **one** unit anywhere in the State of New York.
City of Poughkeepsie	345%	No more than **one** unit anywhere in the State of New York.
Town of Poughkeepsie	345%	No more than **one** unit anywhere in the State of New York.
City of Ithaca	345%	No more than **one** unit anywhere in the State of New York.
City of Beacon	345%	No more than **one** unit anywhere in the State of New York.

Village of Nyack	345%	No more than **one** unit anywhere in the State of New York.
City of Hudson	345%	No more than **one** unit anywhere in the State of New York.
Village of Catskill	275%	No more than **one** unit anywhere in the State of New York.
City of Rochester	245%	No more than **one** unit anywhere in the State of New York.
Village of Croton-on-Hudson	345%	No more than **one** unit anywhere in the State of New York.
Town of Fishkill	345%	No more than **one** unit anywhere in the State of New York.
Village of New Paltz	345%	No more than **one** unit anywhere in the State of New York.
City of Newburgh	345%	No more than **one** unit anywhere in the State of New York.
City of Binghamton	345%	No more than **one** unit anywhere in the State of New York.

[Notice continues]

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%)					
COUNTY	**EFFICIENCY**	**1 BEDROOM**	**2 BEDROOM**	**3 BEDROOM**	**4 BEDROOM**
Albany County	$1,074	$1,230	$1,487	$1,792	$1,971
Allegany County	$700	$745	$933	$1,167	$1,362
Bronx County	$2,406	$2,511	$2,780	$3,465	$3,738
Broome County	$869	$939	$1,188	$1,533	$1,752
Cattaraugus County	$733	$737	$953	$1,169	$1,343
Cayuga County	$820	$826	$1,066	$1,363	$1,588
Chautauqua County	$687	$725	$933	$1,212	$1,237
Chemung County	$960	$978	$1,283	$1,628	$1,719
Chenango County	$754	$820	$938	$1,292	$1,418
Clinton County	$945	$951	$1,200	$1,446	$1,591
Columbia County	$1,171	$1,180	$1,347	$1,623	$1,786
Cortland County	$896	$901	$1,118	$1,387	$1,877
Delaware County	$808	$812	$935	$1,310	$1,314
Dutchess County	$1,308	$1,492	$1,907	$2,433	$2,631
Erie County	$968	$1,001	$1,176	$1,438	$1,625
Essex County	$828	$848	$1,085	$1,407	$1,602
Franklin County	$674	$824	$983	$1,239	$1,430
Fulton County	$795	$800	$1,050	$1,265	$1,411
Genesee County	$745	$897	$1,087	$1,310	$1,441
Greene County	$1,013	$1,064	$1,254	$1,720	$1,875
Hamilton County	$1,006	$1,013	$1,329	$1,601	$1,762
Herkimer County	$922	$928	$1,159	$1,396	$1,651
Jefferson County	$889	$977	$1,282	$1,740	$2,133
Kings County	$2,406	$2,511	$2,780	$3,465	$3,738
Lewis County	$732	$747	$959	$1,271	$1,557
Livingston County	$1,022	$1,149	$1,427	$1,720	$1,892
Madison County	$963	$1,074	$1,321	$1,616	$1,821
Monroe County	$1,022	$1,149	$1,427	$1,720	$1,892

Montgomery County	$765	$864	$1,026	$1,306	$1,368
Nassau County	$1,848	$2,241	$2,586	$3,352	$3,591
New York County	$2,406	$2,511	$2,780	$3,465	$3,738
Niagara County	$968	$1,001	$1,176	$1,438	$1,625
Oneida County	$922	$928	$1,159	$1,396	$1,651
Onondaga County	$963	$1,074	$1,321	$1,616	$1,821
Ontario County	$1,022	$1,149	$1,427	$1,720	$1,892
Orange County	$1,308	$1,492	$1,907	$2,433	$2,631
Orleans County	$1,022	$1,149	$1,427	$1,720	$1,892
Oswego County	$963	$1,074	$1,321	$1,616	$1,821
Otsego County	$812	$957	$1,184	$1,426	$1,570
Putnam County	$2,406	$2,511	$2,780	$3,465	$3,738
Queens County	$2,406	$2,511	$2,780	$3,465	$3,738
Rensselaer County	$1,074	$1,230	$1,487	$1,792	$1,971
Richmond County	$2,406	$2,511	$2,780	$3,465	$3,738
Rockland County	$2,406	$2,511	$2,780	$3,465	$3,738
St. Lawrence County	$724	$810	$1,036	$1,248	$1,374
Saratoga County	$1,074	$1,230	$1,487	$1,792	$1,971
Schenectady County	$1,074	$1,230	$1,487	$1,792	$1,971
Schoharie County	$1,074	$1,230	$1,487	$1,792	$1,971
Schuyler County	$725	$806	$1,057	$1,393	$1,460
Seneca County	$820	$835	$1,075	$1,409	$1,805
Steuben County	$829	$834	$1,013	$1,308	$1,701
Suffolk County	$1,848	$2,241	$2,586	$3,352	$3,591
Sullivan County	$945	$1,039	$1,223	$1,714	$1,821
Tioga County	$869	$939	$1,188	$1,533	$1,752
Tompkins County	$1,320	$1,489	$1,702	$2,051	$2,353
Ulster County	$1,370	$1,371	$1,799	$2,278	$2,466
Warren County	$1,040	$1,079	$1,352	$1,751	$1,792
Washington County	$1,040	$1,079	$1,352	$1,751	$1,792
Wayne County	$1,022	$1,149	$1,427	$1,720	$1,892
Westchester County	$2,406	$2,511	$2,780	$3,465	$3,738
Wyoming County	$712	$793	$933	$1,285	$1,492
Yates County	$761	$846	$1,110	$1,366	$1,764

Source: U.S. Department of Housing and Urban Development, Fair Market Rents (FMR) for federal fiscal year 2025, All New York State counties. https://www.huduser.gov/portal/datasets/fmr.html.

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HUD FMR (245%)					
COUNTY	**EFFICIENCY**	**1 BEDROOM**	**2 BEDROOM**	**3 BEDROOM**	**4 BEDROOM**
Albany County	$2,631	$3,014	$3,643	$4,390	$4,829
Allegany County	$1,715	$1,825	$2,286	$2,859	$3,337
Bronx County	$5,895	$6,152	$6,811	$8,489	$9,158
Broome County	$2,129	$2,301	$2,911	$3,756	$4,292
Cattaraugus County	$1,796	$1,806	$2,335	$2,864	$3,290
Cayuga County	$2,009	$2,024	$2,612	$3,339	$3,891
Chautauqua County	$1,683	$1,776	$2,286	$2,969	$3,031
Chemung County	$2,352	$2,396	$3,143	$3,989	$4,212
Chenango County	$1,847	$2,009	$2,298	$3,165	$3,474
Clinton County	$2,315	$2,330	$2,940	$3,543	$3,898
Columbia County	$2,869	$2,891	$3,300	$3,976	$4,376
Cortland County	$2,195	$2,207	$2,739	$3,398	$4,599
Delaware County	$1,980	$1,989	$2,291	$3,210	$3,219
Dutchess County	$3,205	$3,655	$4,672	$5,961	$6,446
Erie County	$2,372	$2,452	$2,881	$3,523	$3,981
Essex County	$2,029	$2,078	$2,658	$3,447	$3,925
Franklin County	$1,651	$2,019	$2,408	$3,036	$3,504
Fulton County	$1,948	$1,960	$2,573	$3,099	$3,457
Genesee County	$1,825	$2,198	$2,663	$3,210	$3,530
Greene County	$2,482	$2,607	$3,072	$4,214	$4,594
Hamilton County	$2,465	$2,482	$3,256	$3,922	$4,317
Herkimer County	$2,259	$2,274	$2,840	$3,420	$4,045
Jefferson County	$2,178	$2,394	$3,141	$4,263	$5,226
Kings County	$5,895	$6,152	$6,811	$8,489	$9,158
Lewis County	$1,793	$1,830	$2,350	$3,114	$3,815
Livingston County	$2,504	$2,815	$3,496	$4,214	$4,635
Madison County	$2,359	$2,631	$3,236	$3,959	$4,461
Monroe County	$2,504	$2,815	$3,496	$4,214	$4,635
Montgomery County	$1,874	$2,117	$2,514	$3,200	$3,352
Nassau County	$4,528	$5,490	$6,336	$8,212	$8,798
New York County	$5,895	$6,152	$6,811	$8,489	$9,158
Niagara County	$2,372	$2,452	$2,881	$3,523	$3,981
Oneida County	$2,259	$2,274	$2,840	$3,420	$4,045
Onondaga County	$2,359	$2,631	$3,236	$3,959	$4,461
Ontario County	$2,504	$2,815	$3,496	$4,214	$4,635
Orange County	$3,205	$3,655	$4,672	$5,961	$6,446
Orleans County	$2,504	$2,815	$3,496	$4,214	$4,635
Oswego County	$2,359	$2,631	$3,236	$3,959	$4,461
Otsego County	$1,989	$2,345	$2,901	$3,494	$3,847
Putnam County	$5,895	$6,152	$6,811	$8,489	$9,158

Queens County	$5,895	$6,152	$6,811	$8,489	$9,158
Rensselaer County	$2,631	$3,014	$3,643	$4,390	$4,829
Richmond County	$5,895	$6,152	$6,811	$8,489	$9,158
Rockland County	$5,895	$6,152	$6,811	$8,489	$9,158
St. Lawrence County	$1,774	$1,985	$2,538	$3,058	$3,366
Saratoga County	$2,631	$3,014	$3,643	$4,390	$4,829
Schenectady County	$2,631	$3,014	$3,643	$4,390	$4,829
Schoharie County	$2,631	$3,014	$3,643	$4,390	$4,829
Schuyler County	$1,776	$1,975	$2,590	$3,413	$3,577
Seneca County	$2,009	$2,046	$2,634	$3,452	$4,422
Steuben County	$2,031	$2,043	$2,482	$3,205	$4,167
Suffolk County	$4,528	$5,490	$6,336	$8,212	$8,798
Sullivan County	$2,315	$2,546	$2,996	$4,199	$4,461
Tioga County	$2,129	$2,301	$2,911	$3,756	$4,292
Tompkins County	$3,234	$3,648	$4,170	$5,025	$5,765
Ulster County	$3,357	$3,359	$4,408	$5,581	$6,042
Warren County	$2,548	$2,644	$3,312	$4,290	$4,390
Washington County	$2,548	$2,644	$3,312	$4,290	$4,390
Wayne County	$2,504	$2,815	$3,496	$4,214	$4,635
Westchester County	$5,895	$6,152	$6,811	$8,489	$9,158
Wyoming County	$1,744	$1,943	$2,286	$3,148	$3,655
Yates County	$1,864	$2,073	$2,720	$3,347	$4,322

Source: U.S. Department of Housing and Urban Development, Fair Market Rents (FMR) for federal fiscal year 2025, 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 (2023 to 2024)	3.79%	3.38%
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 CUUR0100SA0 (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 2023 to 2024.