

To The Owner

A. When to Use This Form

1. This form is to be used to compute the Maximum Base Rent and Maximum Collectible Rent for a rent controlled apartment where there have been no adjustments (increases or decreases) to the Maximum Base Rent other than the Standardized Increase Factor. If an apartment has had rent adjustments, Notice Form RN-26-Long Form should be used to properly reflect the adjustments in the Maximum Base Rent.
2. If Notice Form RN-26-Long Form was used to calculate previous MBRs, Notice Form RN-26-Long Form must be used to calculate the 2026-27 MBR.

This rent increase is not collectible from any tenant who has a Division of Housing and Community Renewal (DHCR) rent reduction order currently in effect for failure to provide or maintain an essential service as defined in 9 NYCRR 2202.3(b)(2). The increase is only collectible as of the first rent payment date after the effective date of a rent restoration order issued by DHCR finding all such services to have been restored.

B. How To Use This Form

3. The owner must complete and sign a copy of this Notice and serve it upon the tenant of the subject apartment. A Master Building Rent Schedule (RMB-2026) listing the Maximum Base Rent and the Maximum Collectible Rent for all rent controlled housing accommodations in the subject building must be completed by the owner and submitted to DHCR **within 60 days of the issuance of the 2026-27 Order of Eligibility or Computed Order of Eligibility.**
4. **If 2024-25 MBR increases were granted** for subject building, start computation of the 2026 Maximum Base Rent on Part A, Line 1.
5. **If 2024-25 MBR increases were denied for subject building, and your last MBR increases were granted for:**
 - a. 2022-23; multiply the 2022-23 MBR by 1.198 to determine the 2026 MBR, or
 - b. 2020-21; multiply the 2020-21 MBR by 1.334 to determine the 2026 MBR, or
 - c. 2018-19; multiply the 2018-19 MBR by 1.461 to determine the 2026 MBR, or
 - d. 2016-17; multiply the 2016-17 MBR by 1.569 to determine the 2026 MBR, or
 - e. 2014-15; multiply the 2014-15 MBR by 1.719 to determine the 2026 MBR, or
 - f. 2012-13; multiply the 2012-13 MBR by 1.862 to determine the 2026 MBR, or
 - g. 2010-11; multiply the 2010-11 MBR by 2.008 to determine the 2026 MBR, or
 - h. 2008-09; multiply the 2008-09 MBR by 2.267 to determine the 2026 MBR, or
 - i. 2006-07; multiply the 2006-07 MBR by 2.403 to determine the 2026 MBR, or
 - j. 2004-05; multiply the 2004-05 MBR by 2.600 to determine the 2026 MBR, or
 - k. 2002-03; multiply the 2002-03 MBR by 3.048 to determine the 2026 MBR, or
 - l. 2000-01; multiply the 2000-01 MBR by 3.368 to determine the 2026 MBR, or
 - m. 1998-99; multiply the 1998-99 MBR by 3.512 to determine the 2026 MBR, or
 - n. 1996-97; multiply the 1996-97 MBR by 3.646 to determine the 2026 MBR, or
 - o. 1994-95; multiply the 1994-95 MBR by 3.755 to determine the 2026 MBR, or
 - p. 1992-93; multiply the 1992-93 MBR by 4.307 to determine the 2026 MBR, or
 - q. 1990-91; multiply the 1990-91 MBR by 4.772 to determine the 2026 MBR, or
 - r. 1988-89; multiply the 1988-89 MBR by 5.154 to determine the 2026 MBR, or
 - s. 1986-87; multiply the 1986-87 MBR by 6.000 to determine the 2026 MBR, or
 - t. 1984-85; multiply the 1984-85 MBR by 6.689 to determine the 2026 MBR, or
 - u. 1982-83; multiply the 1982-83 MBR by 7.191 to determine the 2026 MBR, or
 - v. 1980-81; multiply the 1980-81 MBR by 7.982 to determine the 2026 MBR, or
 - w. 1978-79; multiply the 1978-79 MBR by 8.780 to determine the 2026 MBR, or
 - x. 1976-77; multiply the 1976-77 MBR by 9.571 to determine the 2026 MBR, or
 - y. 1974-75; multiply the 1974-75 MBR by 11.676 to determine the 2026 MBR, or
 - z. 1972-73; multiply the 1972-73 MBR by 12.669 to determine the 2026 MBR and enter the result on Part A, Line 3

6. **If the building is being granted MBR increases for the first time**, start the computation of the 2026 Maximum Base Rent on Part A, Line 3, using the Unadjusted 2026 Maximum Base Rent shown on the Computed Order of Eligibility - 2026-27 Maximum Base Rent, Form RO-30C MBR.

To The Tenant

1. If you do not understand or agree with the Owner's computations, request a clarification from the owner. If you do not receive a satisfactory explanation, you may submit a "Tenant's Complaint of Rent and/or other Specific Overcharges in Rent Controlled Apartments" (DHCR Form RA-89C.)
2. Challenges to the MBR Order must be filed at Gertz Plaza or any Borough Rent Office on challenge form RA-94 MBR. Challenges should be specific and should relate to lawful requirements, such as those related to certification and/or to whether the effective date of the order was correct. A tenant's challenge must be filed within thirty-five (35) days after receiving from the owner a copy of this Notice of Increase (Form RN-26S). Any party aggrieved by the challenge determination may file a Petition for Administrative Review (PAR) using Form RAR-2 within thirty-five (35) days of the challenge determination issue date.
3. Any appropriate retroactive increase in rent under the 2026-27 Order of Eligibility shall be paid in installments equal to the number of months between the effective date of the Order of Eligibility and your next rent payment date. At your option you may pay the entire retroactive amount in a lump sum.

Part C: Affirmation

I, the undersigned, affirm under penalties provided by law, that the computations and statements made on this form, are true and correct to the best of my knowledge and belief or are based on orders received from the Office of Rent Administration, and that I am maintaining and will continue to maintain all essential services furnished or required to be furnished to the subject housing accommodation.

Dated: ____ / ____ / ____ Signature of Owner, Officer or Agent: _____

B. If Owner Pays for Gas

An MBR was last granted for:

Make the following entry on:

1972 - 73 or is being granted for the first time _____	Line 6 \$ 210.64
1974 - 75 _____	\$ 182.57
1976 - 77 _____	\$ 177.60
1978 - 79 _____	\$ 164.57
1980 - 81 _____	\$ 158.24
1982 - 83 _____	\$ 146.00
1984 - 85 _____	\$ 127.01
1986 - 87 _____	\$ 127.58
1988 - 89 _____	\$ 133.50
1990 - 91 _____	\$ 133.68
1992 - 93 _____	\$ 140.54
1994 - 95 _____	\$ 126.56
1996 - 97 _____	\$ 131.61
1998 - 99 _____	\$ 115.22
2000 - 01 _____	\$ 125.62
2002 - 03 _____	\$ 72.23
2004 - 05 _____	\$ 68.33
2006 - 07 _____	\$ 51.09
2008 - 09 _____	\$ 25.09
2010 - 11 _____	\$ (1.14)
2012 - 13 _____	\$ 39.59
2014 - 15 _____	\$ 74.69
2016 - 17 _____	\$ 74.34
2018 - 19 _____	\$ 88.80
2020 - 21 _____	\$ 51.81
2022 - 23 _____	\$ 60.01
2024 - 25 _____	\$ (1.00)

6. Enter the appropriate amount shown above for Line 6. _____(6)

7. Enter total Lines 5 and 6. For the total gas and/or electricity adjustment for this apartment,
enter this amount in Part B Line 7 on Notice Form RN-26-Long Form. _____(7)



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

**2026 Maximum Base Rent
 Master Building Rent Schedule**
 TO FILE THIS FORM ON LINE GO TO:
<https://hcr.ny.gov/online-services-owners-and-managers> under Online Services

Docket Number: _____ BR

Filing Instructions: Owner must list all information below as it appears on the Notice Form RN-26S or RN-26 that will be served on each controlled tenant in the subject building. Mail this form to DHCR within 60 days of the issuance date of the Order of Eligibility or the Computed Order of Eligibility. Failure to file may result in revocation of the increase.

Subject Building
 Number and Street: _____

Total Number of Apartments: _____

City, State: _____ Zip Code: _____

Number of Controlled Apartments: _____

Effective Date of Order of Eligibility: ____ / ____ / ____

Apartment Number	Tenant	Adjusted 2026 Maximum Base Rent (RN-26S Ln. 3/RN-26 Ln. 8)	Maximum Collectible Rent			MCR Senior Citizen and Disabled Tenant Exempt Rent (RN-26S Ln. 7) (RN-26 Ln. c*)
			12/31/2025 (RN-26S Ln. 4) (RN- 26 Ln. 9)	1/1/2026 or eff. date of order (RN-26S Ln. 6) (RN-26 Ln. 11)	Current (RN-26S Ln. 6) (RN-26 Ln. 13)	

Owner/Managing Agent

Name: _____

Number and Street: _____

City, State, Zip Code: _____

*RN-26 Ln.c can be found in Part A on the front page of the form RN-26.

Affirmation and Certification

I affirm under penalties provided by law, that the information reported on this form is from the computations made on the 2026 tenant's Notice of Increase in the 2026-27 MBR and MCR Computation form (RN-26S or RN-26) which I have served on each controlled tenant as listed within the last 60 days and that the information is true and correct to the best of my knowledge and belief.

Dated: ____ / ____ / ____

Signature: _____

Owner, Officer or Agent

Instructions

- I. The owner must complete and sign a copy of this Notice and appropriate Attachments, if any, and serve them on the tenant of the subject apartment. Attachment RMBR-ATT, if appropriate, and a Master Building Rent Schedule (RMB-2026), listing the Maximum Base Rent and Maximum Collectible Rent for all controlled housing accommodations in the building must be completed and filed by the owner at the above address, within 60 days of the issuance of the 2026-27 Order of Eligibility.

This MCR increase is not collectible from any tenant who has a Division of Housing and Community Renewal (DHCR) Rent Reduction Order currently in effect for failure to provide or maintain an essential service as defined in Section 2202.3(b)(2) of the Rent and Eviction Regulations. The increase is only collectible as of the first rent payment date after the effective date of an order issued by DHCR finding all such essential services to have been restored.

- II. If 2024-25 MBR increases were granted for the building, start calculation of Adjusted 2026 Maximum Base Rent in Part B, Line 1

- III. If 2024-25 MBR increases were denied for the building and the last MBR increases were granted for:

- a. 2022-23; multiply the 2022-23 MBR by 1.198 to determine the 2026 MBR, or
- b. 2020-21; multiply the 2020-21 MBR by 1.334 to determine the 2026 MBR, or
- c. 2018-19; multiply the 2018-19 MBR by 1.461 to determine the 2026 MBR, or
- d. 2016-17; multiply the 2016-17 MBR by 1.569 to determine the 2026 MBR, or
- e. 2014-15; multiply the 2014-15 MBR by 1.719 to determine the 2026 MBR, or
- f. 2012-13; multiply the 2012-13 MBR by 1.862 to determine the 2026 MBR, or
- g. 2010-11; multiply the 2010-11 MBR by 2.008 to determine the 2026 MBR, or
- h. 2008-09; multiply the 2008-09 MBR by 2.267 to determine the 2026 MBR, or
- i. 2006-07; multiply the 2006-07 MBR by 2.403 to determine the 2026 MBR, or
- j. 2004-05; multiply the 2004-05 MBR by 2.600 to determine the 2026 MBR, or
- k. 2002-03; multiply the 2002-03 MBR by 3.048 to determine the 2026 MBR, or
- l. 2000-01; multiply the 2000-01 MBR by 3.368 to determine the 2026 MBR, or
- m. 1998-99; multiply the 1998-99 MBR by 3.512 to determine the 2026 MBR, or
- n. 1996-97; multiply the 1996-97 MBR by 3.646 to determine the 2026 MBR, or
- o. 1994-95; multiply the 1994-95 MBR by 3.755 to determine the 2026 MBR, or
- p. 1992-93; multiply the 1992-93 MBR by 4.307 to determine the 2026 MBR, or
- q. 1990-91; multiply the 1990-91 MBR by 4.772 to determine the 2026 MBR, or
- r. 1988-89; multiply the 1988-89 MBR by 5.154 to determine the 2026 MBR, or
- s. 1986-87; multiply the 1986-87 MBR by 6.000 to determine the 2026 MBR, or
- t. 1984-85; multiply the 1984-85 MBR by 6.689 to determine the 2026 MBR, or
- u. 1982-83; multiply the 1982-83 MBR by 7.191 to determine the 2026 MBR, or
- v. 1980-81; multiply the 1980-81 MBR by 7.982 to determine the 2026 MBR, or
- w. 1978-79; multiply the 1978-79 MBR by 8.780 to determine the 2026 MBR, or
- x. 1976-77; multiply the 1976-77 MBR by 9.571 to determine the 2026 MBR, or
- y. 1974-75; multiply the 1974-75 MBR by 11.676 to determine the 2026 MBR, or
- z. 1972-73; multiply the 1972-73 MBR by 12.669 to determine the 2026 MBR and enter the result on Part B, Line 5

The Unadjusted MBR is derived by subtracting the net total of all service, equipment and major capital improvement rent adjustments (increases and decreases) granted between August 1, 1970 and the date of the last MBR Notice from the Adjusted MBR shown on that Notice.

- IV. **If the building is being granted MBR increases for the first time**, start the calculation of the adjusted 2026 Maximum Base Rent in Part B, Line 5, using the Unadjusted 2026 Maximum Base Rent shown on the Computed Order of Eligibility 2026-27 Maximum Base Rent, Form RO-30C MBR.

Part B -- Computation of Adjusted 2026-27 Maximum Base Rent

- 1. Enter Adjusted 2025 MBR as shown on last 2024-25 MBR Notice. \$ _____ (1)

- 2. Enter net total of all service, equipment and Major Capital Improvement rent adjustments (increases and decreases) granted between August 1, 1970 and the date of the last 2024-25 MBR Notice (RN-26, RN-26S). \$ _____ (2)

- 3. Unadjusted 2024-25 MBR. Subtract Line 2 from Line 1. \$ _____ (3)

- 4. 2026-27 Standardized Increase Factor. \$ 1.115 (4)

- 5. Unadjusted 2026-27 MBR. Multiply Line 3 by Line 4. If 2024-25 MBR increases were not granted, enter amount as specified in Instruction III or IV. \$ _____ (5)

- 6. Enter net total of all service, equipment and Major Capital Improvement rent adjustments (increases and decreases) granted between August 1, 1970 and December 31, 2025. \$ _____ (6)

- 7. If the owner pays for gas and/or electricity in this apartment, fill out Attachment For Adjustment of 2026 MBR (RMBR-ATT) to include owner paid gas and/or electricity and enter on this line the amount shown on Line 7 of Attachment (RMBR-ATT page 2). \$ _____ (7)

- 8. 2026-27 MBR (Adjusted). Enter total of Lines 5 through 7. \$ _____ (8)

Part C -- Computation of Maximum Collectible Rent

- 9. Maximum Collectible Rent on December 31, 2025. \$ _____ (9)

- 10. a. Multiply Line 9 by 1.075 \$ _____ (10)a
- b. Multiply Line 9 by 1.0255 \$ _____ (10)b

Pursuant to the Housing Stability and Tenant Protection Act (HSTPA) of 2019, the Maximum Collectible Rents (MCR) in effect on 12/31/2025 are increased by not more than 2.55% on 1/1/2026 (which is less than 7.5% and is based on the average of the previous five years of one-year rent adjustments for rent stabilized apartments.)

- 11. If Line 9 is greater than Line 8, enter amount from Line 9; otherwise, enter the amount from Line 8 or Line 10a or 10b, whichever is less. \$ _____ (11)

- 12. Enter net total of service, equipment and Major Capital Improvement rent adjustments between January 1, 2026 and the date of this Notice, if any. \$ _____ (12)

- 13. Current Maximum Collectible Rent. Add Line 11 and Line 12. \$ _____ (13)

To The Tenant

If you do not understand or agree with the Owner's computations, request a clarification from the owner. If you do not receive a satisfactory explanation, you may submit a "Tenant's Complaint of Rent and/or other Specific Overcharges in Rent Controlled Apartments" (DHCR Form RA-89C).

Challenges to the MBR Order must be filed at Gertz Plaza or any Borough Rent Office on challenge form RA-94 MBR. Challenges should be specific and should relate to lawful requirements, such as those related to certification, and/or to whether the effective date of the Order was correct. A tenant's challenge must be filed within thirty-five (35) days after receiving from the owner a copy of the Notice of Increase (Form RN-26S or RN-26). Any party aggrieved by the challenge determination may file a Petition for Administrative Review (PAR) using Form RAR-2 within thirty-five (35) days of the challenge determination issue date.

Any appropriate retroactive increase in rent according to the 2026-27 Order of Eligibility shall be paid in installments equal to the number of months between the effective date of the Order of Eligibility and your next rent payment date. At your option you may pay the entire retroactive amount in a lump sum.

Affirmation

Subject Building: _____
Number and Street
Apartment Number
City, State, Zip Code

I, the undersigned, affirm under penalties provided by law, that the computations and statements made on this form and appropriate Attachments (RMBR-ATT), if any, are true and correct to the best of my knowledge and belief or are based on orders received from the Office of Rent Administration and that I am maintaining and will continue to maintain all essential services furnished or required to be furnished to the subject housing accommodation.

Date: ____/____/____ Signature of Owner, Officer or Agent: _____