Historical Deregulation Rent and Income Thresholds

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Pursuant to the Housing Stability and Tenant Protection Act of 2019, all forms of deregulation, with the exception of 421-a (16) apartments, were repealed as of June 14, 2019. Prior to that date a vacant apartment with a legal rent that reached the deregulation rent threshold lawfully, could become deregulated and the incoming tenant could be charged a market rent. Occupied apartments, with tenants whose rent and income reached the deregulation thresholds, could be deregulated by order of the DHCR.

Historical Deregulation Rent Threshold (DRT)

	NYC	Nassau	Rockland	Westchester
Between 6/19/1997 and 6/23/2011	$2,000.00	$2,000.00	$2,000.00	$2,000.00
Between 6/24/2011 and 6/14/2015	$2,500.00	$2,500.00	$2,500.00	$2,500.00
Between 6/15/2015 and 12/31/2015	$2,700.00	$2,700.00	$2,700.00	$2,700.00
Between 1/1/2016 and 12/31/2016	$2,700.00	$2,733.75	$2,733.75	$2,747.25 ($2,737.80 if tenant pays for heat or hot water)
Between 1/1/2017 and 12/31/2017	$2,700.00	$2,747.42	$2,733.75	$2,747.25 ($2,737.80 if tenant pays for heat or hot water)
Between 1/1/2018 and 12/31/2018	$2,733.75	$2,747.42	$2,733.75	$2,774.72 ($2,759.70 if tenant pays for heat or hot water)
Between 1/1/2019 and 6/13/2019*	$2,774.76	$2,774.89	$2,733.75	$2,830.21 ($2,803.86 if tenant pays for heat or hot water)

* Village of Ossining: $2,774.72 ($2,759.70 if tenant pays for heat or hot water)

Historical Deregulation Income Threshold (DIT)

- Between July 1, 1998 and June 30, 2011, the DIT was $175,000.00.
- Between July 1, 2011 and June 13, 2019, the DIT was $200,000.00.

421-a (16) Apartment Market Rate Threshold Exemption

The Market Rate Threshold rents below are applicable only for the 421-a (16) market rate apartments. Prior to June 14, 2019, the historical deregulation rent thresholds (DRT) located in the table above applied to all rent stabilized apartments including 421-a (16) market rate apartments.

	Market Rate Threshold (MRT)
Between 6/14/2019 and 12/31/2019	$2,774.76
Between 1/1/2020 and 12/31/2020	$2,816.38
Between 1/1/2021 and 12/31/2021	$2,816.38
Between 1/1/2022 and 12/31/2022	$2,858.63
Between 1/1/2023 and 12/31/2023	$2,951.54
Between 1/1/2024 and 12/31/2024	$3,040.09
Between 1/1/2025 and 12/31/2025	$3,123.69
Between 1/1/2026 and 12/31/2026	$3,217.40