



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

*Operational Bulletin 85-1 (July 1985)*

***Rent Stabilization Rider for Apartment  
House Tenants in New York City***

*Introduction*

Pursuant to Section YY51-6.0d of the New York City Rent Stabilization Law (RSL), the State Division of Housing and Community Renewal (DHCR), has promulgated a rent stabilization lease rider (Rider) which describes the rights and duties of owners and tenants as provided for under the RSL and other laws. The Rider also informs rent stabilized tenants of the rent paid by the previous tenant. The Rider is only informational and its provisions do not modify or become part of the lease. The Rider does not replace or modify the RSL, the Rent Stabilization Code, or any order of DHCR or the New York City Rent Guidelines Board. The Rider must be in larger type than the lease. Upon the face of each lease, the following language must appear in bold type ***“Attached to this lease are the pertinent rules and regulations governing tenants’ and landlords’ rights under the Rent Stabilization Law.”***

1) Service of Rider

Owners must provide every rent stabilized tenant with a copy of the Rider, as follows:

- a) No later than October 4, 1985, a copy of the Rider must be served on every tenant who signed a vacancy or renewal lease which commenced before or after April 1, 1984, but prior to October 4, 1985. Owners may serve the Rider personally or by mail;
- b) An owner must attach a copy of the Rider to every vacancy lease signed by a new tenant which commences on or after October 4, 1985;
- c) A copy of the Rider must be attached to every renewal lease (or short form renewal) which commences on or after October 4, 1985.

2) Penalties

- a) A tenant who is not served with a copy of the Rider by October 4, 1985, if applicable, or who signs a vacancy or renewal lease (or short form renewal) thereafter, to which a copy of the Rider is not attached, may file form RA-90 with DHCR. This form is called “Tenant’s Complaint of Owner’s Failure to Renew Lease and/or Failure to Furnish a Copy of a Signed Lease.” Tenants should use the reverse side of this form (the additional comments section), specifying the complaints.

*This document is being reissued for informational purposes only.*

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



b) Upon complaint by the tenant, DHCR will notify the owner to serve the Rider by certified mail. Non-compliance by the owner within 10 days thereafter will result in the denial of any rent increases commencing on or after October 4, 1985, resulting from a lease renewal, a hardship, or a Major Capital Improvement, until the Rider is served. In addition, an owner who fails to serve a tenant with a Rider after being ordered to do so by DHCR may be fined \$250.00.

3) "Status of Apartment and Last Tenant" Section of Rider

This section of the Rider contains three boxes:

- a) If the last tenant after April 1, 1980 was rent stabilized, the owner must check this box and fill in the last tenant's final monthly rent;
- b) If the tenant receiving the Rider is the first rent stabilized tenant in the apartment, and the apartment was rent controlled when the last prior tenant vacated, the owner must check this box, but does not need to fill in such last prior tenant's rent;
- c) If the last tenant living in the apartment received a special rent reduction, such as a resident superintendent, the owner should check the box marked "other". If the current tenant's occupancy of the apartment commenced prior to April 1, 1980, the owner should also check this box, but does not have to fill in any rent information.

4) Availability of Rider

Copies of the Rider are available from Blumberg's Law Products and any legal stationery store, the Rent Stabilization Association, and the Real Estate Board of New York, Inc.

Copies of the Rider are *not* available either from DHCR's District Rent Offices or DHCR's Office of Rent Administration at 10 Columbus Circle, New York City.