

David A. Paterson  
Governor



Deborah VanAmerongen  
Commissioner

New York State Division of Housing and Community Renewal  
Office of Rent Administration  
Gertz Plaza  
92-31 Union Hall Street  
Jamaica, NY 11433

May 20, 2009

Dear Mr. Claro:

Your letter to Gregory Fewer concerning rent regulations and SRO units, was directed to my office for a reply.

A vacancy lease rent that is freely negotiated can be charged if a permanent tenant has not resided in an apartment for over four years, even if during that time the unit was sporadically occupied by an employee or a non-permanent tenant.

I trust this information is of assistance to you.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Falbo", with a long horizontal line extending to the right.

Bruce Falbo  
Bureau Chief  
Rent Information Bureau

BF/lc  
Log #COL-2515