

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 19, 2009

Your letter of March 18, 2009 to Mr. Gregory Fewer has been forwarded to the undersigned for reply.

You state that you purchased a building at a foreclosure proceeding, the closing of which was in August 2008. You were only able to register the property for 2008 based upon the current tenants' information, and you have no information regarding tenants who previously vacated.

Enclosed for your review is a previously issued opinion letter (COL-575) that addresses how rents are set in the context of missing registrations and related overcharge complaints.

Please note that for the purposes of adjudicating an overcharge complaint, the legal regulated rent would be taken as that rent charged and paid four years prior to the filing of a complaint.

I trust that I have answered your questions as fully as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Falbo", written over a horizontal line.

Bruce Falbo
Bureau Chief
Rent Information Bureau

BF:JDL
LOG #COL-2548