

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

This is in response to your inquiry of April 14, 2009; requesting an opinion letter regarding the installation of six new boilers in a building you own and electrical upgrading done to a building in 2008.

Please note that the issues you raise do not necessitate the preparation of a new opinion letter. However, I am providing you with the relevant portion of Section 2522.4 from the Rent Stabilization Code, listing the "Schedule of Major Capital Improvements" and Fact Sheet #33 - Useful Life Schedule for Major Capital Improvements.

I have also enclosed for your use an Owner's Request For a Prior Opinion on Major Capital Improvement(s)-RA-86, that you should feel free to file with our agency before actually performing the work.

Keep in mind all Major Capital Improvement applications must be filed within two years of the new installation. I hope this information addresses your concerns.

Sincerely,

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

Bruce Falbo  
Bureau Chief  
Rent Information Bureau

BF/aa  
COL - 2553  
Enclosures