

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

June 15, 2009

This is in response to your letter relating to a building, now renovated, whose certificate of occupancy for over 25 years read "Non Profit Building and tax free". You inquire about stabilization status and, if stabilized, first rents.

Matters of jurisdictional status under the rent regulatory laws are generally complex and fact-specific, and beyond the scope of an opinion letter. Please see attached Form RS-3 to commence a case before our agency; also see Fact Sheet 38, "Substantial Rehabilitation".

I trust this information is of assistance to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Falbo". The signature is stylized with a large initial "B" and a long horizontal stroke extending to the right.

Bruce Falbo
Bureau Chief
Rent Information Bureau

BF/lc
Log #COL-2560
Enclosure