

# FACT SHEET

ETPA



George E. Pataki, Governor  
Joseph H. Holland, Commissioner

A PUBLICATION OF NEW YORK STATE  
DIVISION OF HOUSING AND COMMUNITY RENEWAL  
OFFICE OF RENT ADMINISTRATION

## #7 EMERGENCY TENANT PROTECTION ACT OF 1974 CHAPTER 576 LAWS OF 1974 (ETPA) AS LAST AMENDED

*This bulletin provides only general information concerning ETPA. For specific information, refer to the full text of the Act.*

In Nassau, Rockland and Westchester counties, ETPA applies to non-rent controlled apartments in buildings of six or more units built before January 1, 1974 in localities that have declared an emergency and adopted ETPA. In order for rents to be placed under regulation, there has to be a rental vacancy rate of less than 5% for all or any class or classes of rental housing accommodations. Some municipalities limit ETPA to buildings of a specific size, for example, 20 or more units.

Certain types of housing accommodations are not included in the provisions of ETPA, for example: housing accommodations in buildings containing less than six dwelling units; rent controlled apartments; motor courts; tourist homes; certain governmentally supervised housing; and housing accommodations in buildings completed on, or after, January 1, 1974.

Each municipality declaring an emergency and adopting local legislation pays the cost of administering ETPA in Nassau, Rockland and Westchester counties. In turn, each municipality can charge the owners of housing accommodations a fee (up to \$10 per unit per year) as the Act provides.

The local Rent Guidelines Boards (one each in Nassau, Rockland, and Westchester counties) set maximum allowable rates for rent increases in stabilized apartments. These guidelines rates are set once a year and are effective for leases commencing on or after October 1st of each year.

Each Rent Guidelines Board consists of nine members: two representing tenants, two representing property owners, and five public members with at least five years experience in either finance, economics, or housing. The Commissioner appoints the Chair from the five public members.

Like rent control, ETPA provides other protection to tenants besides rent regulation. Tenants are entitled to receive essential services, to have their leases renewed, and cannot be evicted except on grounds allowed by law. Tenants can choose whether to renew their leases for one or two years. [*See Fact Sheet on Lease Renewal.*]

### Municipalities in Rockland, Westchester, and Nassau Counties with ETPA

#### Rockland

Town of Haverstraw  
Village of Spring Valley

#### Westchester

City of Mount Vernon  
City of White Plains  
City of Eastchester  
Town of Mamaroneck  
Town of Greenburgh  
Village of Hastings-on-Hudson  
Village of Larchmont  
Village of Pleasantville  
Village of Tarrytown

City of New Rochelle  
City of Yonkers  
Town of Harrison  
Town of North Tarrytown  
Village of Dobbs Ferry  
Village of Kisco  
Village of Mamaroneck  
Village of Portchester  
Village of Irvington-on-Hudson

*Nassau*

Town of North Hempstead  
Cedarhurst  
Freeport  
Great Neck Plaza  
Lynbrook  
Rockville Center  
Thomaston  
Long Beach

Baxter Estates  
Floral Park  
Great Neck  
Hempstead  
Mineola  
Russell Gardens  
Glen Cove

For more information or assistance, call or visit your local District Rent Office.

**Nassau**

50 Clinton St. 6th Fl.  
Hempstead, NY 11550  
(516) 481-9494

**Westchester**

55 Church St.  
White Plains, NY 10601  
(914) 948-4434

**Rockland**

94-96 North Main St.  
Spring Valley, NY 10977  
(914) 425-6575