

**THE CITY OF NEW YORK
RENT GUIDELINES BOARD**

Order Number 10—Rent Levels July 1, 1978 through June 30, 1979

PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZATION Law of 1969, and Chapter 576 of the Laws of 1974, as implemented by Resolution Number 276 of 1974 of the New York City Council and extended by Chapter 203 of the Laws of 1977, the Rent Guidelines Board hereby establishes and adopts the following levels of fair rent increases over lawful rents charged and paid on June 30, 1978 (including the "stabilizer", if any) for dwelling units subject to the Rent Stabilization Law of 1969, as amended.

Adjustments for Renewal Leases

Together with such further adjustments as may be authorized by the Board, as explained below:

- For one year leases expiring before July 1, 1980: 3½ per cent.
- For two year leases expiring before July 1, 1981: 5½ per cent.
- For three year leases expiring before July 1, 1982: 7½ per cent.

These adjustments shall also apply to dwelling units in a structure subject to the partial tax exemption program under Section 421 of the Real Property Tax Law, or in a structure subject to Section 423 of the Real Property Tax Law as a Redevelopment Project.

The Board may convene to consider an adjustment for unusual fuel costs should the weighted average delivery price of heating fuel for New York City reported in the Journal of Commerce change by a factor of 25 per cent or more of the reported price in such publication on the same date during the period of July 1, 1977 through June 30, 1978. The Board may also consider, at its annual meetings, any catastrophic change in the Operating and Maintenance Cost Index and order appropriate supplementary adjustments. The Board reserves the right to modify this Order during its terms pursuant to this paragraph provided that any further adjustments as described in this paragraph may impact on all existing leases effective under this Order where

the lease permits the rental reserved therein to be adjusted pursuant to subsequent determinations of the Rent Guidelines Board during the term of such lease.

Leases on Vacant Apartments

Where a dwelling unit becomes vacant, the levels of rent increase governing a new tenancy commencing on or after July 1, 1978, and on or before June 30, 1979, are the same levels over rentals charged on June 30, 1978 as those set forth above for lease renewals, plus 5 per cent over the rentals charged on June 30, 1978 on each vacancy of such unit during the effective period of this Order.

Fractional Terms

Except as to leases on vacant apartments, for the purpose of these guidelines any lease or tenancy for a period up to and including one year shall be deemed a one year lease or tenancy; the same for a period over one year and up to and including two years shall be deemed a two year lease; and the same for a period over two years and up to and including three years shall be deemed a three year lease. As to leases on vacant apartments, for the purpose of these guidelines any lease for a period from one year to less than two years shall be deemed a one year lease; the same for a period from two years to less than three years shall be deemed a two year lease; and the same for a period of three years or more shall be deemed a three year lease.

Electrical Inclusion Adjustment

In addition to the lease adjustment permitted under this Order No. 10, a lease for a dwelling unit for which the owner supplies full electrical service for which there is no additional cost charged to the tenant in addition to rent, the applicable lease adjustment as established by this Order is increased by ½ per cent.

Escalator Clauses

Where a lease for a dwelling unit in effect on May 31, 1968, or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of Chapter 576 of the Laws of 1974 and Resolution No. 276 of the New York City Council and extended by Chapter 203 of the Laws of 1977, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rental on June 30, 1978 over which the fair rent under this Order is computed shall include the increased rental, if any, due under such clause except those charges which accrued within one year of the commencement of the renewal lease. Moreover, where a lease contained an escalator clause which the owner may validly renew under the Code, unless the owner elects or has elected in writing to delete such clause, effective no later than July 1, 1978 from the existing lease and all subsequent leases for such dwelling unit, the increased rental, if any, due under such escalator clause shall be offset against the amount of increase authorized under this Order.

Stabilizer

The one-half per cent "stabilizers" charged in leases pursuant to previous Orders of this Board shall remain in effect until the expiration of such leases.

Special Guidelines to Update Special Guideline 6b

In order to aid the Conciliation and Appeals Board in determining fair market rents for housing accommodations as to applications for adjustment of the initial legal regulated rent as may be requested by tenants, the Rent Guidelines Board hereby establishes a special guideline as mandated by Section 12 of Chapter 576 of the Laws of 1974, as extended by Chapter 203 of the Laws of 1977, amending Section YY51-6.0.2(b) (1) of the New York City Administrative Code, for dwelling units subject to the Rent and Rehabilitation Law on June 30, 1978 which subsequently become vacant after June 30, 1978, the 1978 maximum base rent, as it existed or would have existed, plus 15 per cent.

Decontrolled Units

The permissible increase for decontrolled units as defined in Order 3a which become decontrolled after June 30, 1978, shall not exceed the 1978 maximum base rent, as it existed or would have existed, plus 15 per cent of such maximum base rent, but in no event shall the increase for each year of the first stabilized lease exceed 15 per cent of the last maximum collectible rent paid by the tenant. Order 3a shall otherwise remain in effect for such units.

Credits

Rental charged and paid in excess of the levels of fair rent increase established by this Order shall be fully credited against the next month's rent.

Dated: June 30, 1978.

Filed with the City Clerk: June 30, 1978.

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FRANCES LEVENSON, Chairperson, Rent Guidelines Board,

THE CITY OF NEW YORK
RENT GUIDELINES BOARD

ORDER NUMBER 10a—Rent Levels July 1, 1978 through June 30, 1979

PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZATION Law of 1969, and Chapter 576 of the Laws of 1974, as implemented by Resolution Number 276 of 1974 of the New York City Council and extended by Chapter 204 of the Laws of 1977, the Rent Guidelines Board hereby establishes and adopts the following levels of fair rent increases over lawful rents charged and paid on June 30, 1978 (including the "stabilizer," if any) for dwelling units subject to the Rent Stabilization Law of 1969, as amended.

Adjustments for Renewed Leases

Together with such further adjustments as may be authorized by the Board, as explained below:

- For one year leases expiring before July 1, 1980: 4½ per cent
- For two year leases expiring before July 1, 1981: 6½ per cent
- For three year leases expiring before July 1, 1982: 8½ per cent

These adjustments shall also apply to dwelling units in a structure subject to the partial tax exemption program under Section 421 of the Real Property Tax Law, or in structure subject to Section 423 of the Real Property Tax Law as a Redevelopment Project.

The Board may convene to consider an adjustment for unusual fuel costs should the weighted average delivery price of heating fuel for New York City reported in the Journal of Commerce change by a factor of 25 per cent or more of the reported price in such publication on the same date during the period of July 1, 1977 through June 30, 1978. The Board may also consider, at its annual meetings, any catastrophic change in the Operating and Maintenance Cost Index and order appropriate supplementary adjustments. The Board reserves the right to modify this Order during its term pursuant to this paragraph provided that any further adjustments as described in this paragraph may impact on all existing leases effectively under this Order where the lease permits the rental reserved therein to be adjusted pursuant to subsequent determinations of the Rent Guidelines Board during the term of such lease.

Leases on Vacant Apartments

Where a dwelling unit becomes vacant, the levels of rent increase governing a new tenancy commencing on or after July 1, 1978, and on or before June 30, 1979, are the same levels over rentals charged on June 30, 1978 as those set forth above for lease renewals, plus 5 per cent over the rentals charged on June 30, 1978 on each vacancy of such unit during the effective period of this Order.

Fractional Terms

Except as to leases on vacant apartments, for the purpose of these guidelines any lease or tenancy for a period up to and including one year shall be deemed a one year lease or tenancy; the same for a period over one year and up to and including two years shall be deemed a two year lease; and the same for a period over two years and up to and including three years shall be deemed a three year lease. As to leases on vacant apartments, for the purpose of these guidelines any lease for a period from one year to less than two years shall be deemed a one year lease; the same for a period from two years to less than three years shall be deemed a two year lease; and the same for a period of three years or more shall be deemed a three year lease.

Electrical Inclusion Adjustment

In addition to the lease adjustment permitted under this Order No. 10, a lease for a dwelling unit for which the owner supplies full electrical service for which there is no additional cost charged to the tenant in addition to rent, the applicable lease adjustment as established by this Order is increased by ½ per cent.

Escalator Clauses

Where a lease for a dwelling unit in effect on May 31, 1968, or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of Chapter 576 of the Laws of 1974 and Resolution No. 276 of the New York City Council and extended by Chapter 204 of the Laws of 1977, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rental on June 30, 1978 over which the fair rent under this Order is computed shall include the increased rental, if any, due under such clause except those charges which accrued within one year of the commencement of the renewal lease. Moreover, where a lease contained an escalator clause which the owner may validly renew under the Code, unless the owner elects or has elected in writing to delete such clause, effective no later than July 1, 1978 from the existing lease and all subsequent leases for such dwelling unit, the increased rental, if any, due under such escalator clause shall be offset against the amount of increase authorized under this Order.

Stabilizer

The one-half per cent "stabilizers" charged in leases pursuant to previous Orders of this Board shall remain in effect until the expiration of such leases.

Special Guidelines to Update Special Guidelines

In order to aid the Conciliation and Appeals Board in determining fair market rents for housing accommodations as to applications for adjustment of the initial legal regulated rent as may be requested by tenants, the Rent Guidelines Board hereby establishes a special guideline as mandated by Section 12 of Chapter 576 of the Laws of 1974, as extended by Chapter 204 of the Laws of 1977, amending Section VY51-6.0.2(b)(1) of the New York City Administrative Code, for dwelling units subject to the Rent and Rehabilitation Law on June 30, 1978 which subsequently become vacant after June 30, 1978, the 1978 maximum base rent, as it existed or would have existed, plus 15 per cent.

Decontrolled Units

The permissible increase for decontrolled units as defined in Order 3a which become decontrolled after June 30, 1978, shall not exceed the 1978 maximum base rent, as it existed or would have existed, plus 15 per cent of such maximum base rent, but in no event shall the increase for each of the first stabilized lease exceed 15 per cent of the last maximum collectible rent paid by the tenant. Order 3a shall otherwise remain in effect for such units.

Credits

Rental charged and paid in excess of the levels of fair rent increase established by this Order shall be fully credited against the next month's rent.

Retrospectivity

This Order 10a shall be effective as of July 1, 1978. Additional rental payments charged retroactively pursuant to this Order 10a in excess of rentals permissible under Order 10 may, at the tenant's option, be paid by a tenant in occupancy, who remains in occupancy, in equal monthly installments for the same number of months for which such increase is due or the number of months remaining in the lease; whichever is less, and as to any other tenant, including tenants who vacate or have already vacated prior to the expiration of the lease term, such amount or any remaining unpaid portion thereof shall be immediately due and owing.

Dated: April 6, 1979.

Filed with the City Clerk: April 6, 1979.

FRANCES LEVENSON, Chairperson, Rent Guidelines Board.

THE CITY OF NEW YORK
RENT GUIDELINES BOARD

ORDER NUMBER 10b—April 1979 Fuel Adjustment for Rent Levels July 1, 1978 through June 30, 1979.

PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZATION Law of 1969, and Chapter 576 of the Laws of 1974, as implemented by Resolution No. 276 of the New York City Council and extended by Chapter 203 of the Laws of 1977 and Rent Guidelines Order No. 10a, the Rent Guidelines Board hereby establishes and adopts the following supplementary adjustment of the levels of fair rent increases over lawful rents charged and paid on March 1, 1979 (including the "stabilizer," if any, and excluding, as hereinafter provided, any "April 1979 fuel adjustment") for leases commencing between July 1, 1978 and June 30, 1979, for dwelling units subject to the Rent Stabilization Law, as amended.

April 1979 Fuel Adjustment

In addition to the lease adjustment or adjustments permitted under Order No. 10a, together with such further adjustments which may be authorized by the Board pursuant to Order No. 10a or by this Order, the permissible stabilization rental on March 1, 1979, shall be separately supplemented and adjusted as follows:

- For one year leases expiring before July 1, 1980: 2½ per cent.
- For two year leases expiring before July 1, 1981: 2 per cent.
- For three year leases expiring before July 1, 1982: ½ per cent.

As to all existing leases which are fully executed under Order No. 10a as of the date of this Order, the "April 1979 fuel adjustment" shall be effective only where such lease permits the rental reserved to be adjusted pursuant to subsequent determinations of the Board during the term of such lease.

Any "April 1979 fuel adjustment" charged pursuant to this Order No. 10b shall not be included in the rent to which a lease adjustment or adjustments set forth in Order No. 10a (i.e. the June 30, 1978 rent, including the "stabilizer," if any) are applied and, unless so provided by subsequent orders of the Board, the "April 1979 fuel adjustment" shall not merge with such base rent for the purpose of computing any subsequent rent or lease. In no event shall more than one "April 1979 fuel adjustment" be charged to any dwelling unit.

The Board may convene to consider a further adjustment for unusual fuel costs should the weighted average delivery price of heating fuel for New York City reported in the Journal of Commerce change by a factor of 15 per cent or more of the reported price in such publication on April 2, 1979. The Board reserves the right to modify this Order during its terms pursuant to this paragraph provided that any further adjustments as described in this paragraph may impact on all existing leases effective under this Order where the lease permits the rental reserved therein to be adjusted pursuant to subsequent determinations of the Rent Guidelines Board during the term of such lease.

Retroactivity

This Order No. 10b shall be effective as of March 1, 1979.

Dated: April 12, 1979.

Filed with the City Clerk: April 12, 1979.

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FRANCES LEVENSON, Chairperson.

RENT GUIDELINES BOARD

ORDER NUMBER 10c—January 1980 Fuel Adjustment for Rent Levels and February 1980 Fuel Adjustment for Vacancy Allowances.

PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZATION Law of 1969, and Chapter 576 of the Laws of 1974, as implemented by Resolution No.

276 of the New York City Council and extended by Chapter 203 of the Laws of 1977 and Rent Guidelines Orders, the Rent Guidelines Board hereby establishes and adopts the following supplementary adjustments of the levels of fair rent increases over lawful rents for dwelling units subject to the Rent Stabilization Law, as amended.

The Board may convene to consider a further adjustment or modification of Order Nos. 10a, 10b, or 10c for unusual fuel costs in June of 1980. The Board reserves the right to modify such Orders during their terms provided that any adjustments as described in this paragraph may impact on all existing leases effective under such Orders where the lease permits the rental reserved therein to be adjusted pursuant to subsequent determinations of the Board during the term of such lease.

January 1980 Fuel Adjustment for Rent Levels

Where heat is provided or required to be provided to a dwelling unit by an owner from a central or individual system at no charge to the tenant, in addition to the lease adjustment or adjustments permitted under Order Nos. 10a and 10b, for leases commencing between July 1, 1978 and June 30, 1979, together with such further adjustments which may be authorized by the Board pursuant to this Order, the permissible stabilization rental on January 1, 1980 shall be separately supplemented and adjusted by a charge of twelve dollars (\$12.00) per month per dwelling unit, which charge shall remain in effect until June 30, 1980.

This "January 1980 fuel adjustment for rent levels" shall be effective only where such lease permits the rental reserved to be adjusted pursuant to subsequent determinations of the Board during the term of such lease.

Any "January 1980 fuel adjustment of rent levels" charged pursuant to this Order No. 10c shall not be included in the rent to which a lease adjustment or adjustments set forth in Orders are applied and shall not merge with the base rent for the purpose of computing any subsequent adjustment or lease. In no event shall more than one "January 1980 fuel adjustment of rent levels" be charged to any dwelling unit.

February 1980 Fuel Adjustment for Vacancy Allowances

Where heat is provided or required to be provided to a dwelling unit by the owner from a central or individual system at no charge to the tenant, in addition to the vacancy allowance permitted for leases commencing between February 1, 1980 and June 30, 1980, together with such further adjustments which may be authorized by the Board pursuant to this Order, where a dwelling unit becomes vacant, the levels of fair rent increase governing a new tenancy commencing on or after February 1, 1980 shall be supplemented and adjusted by an additional ten per cent (10%) over the rents charged on June 30, 1979 (including the "stabilizer" and excluding the "April 1979 fuel adjustment," if any) on each vacancy of such unit.

Dated: December 27, 1979.

Filed with the City Clerk, December 27, 1979.

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MARVIN MARKUS, Chairperson.

THE CITY RECORD - July 7, 1980

RENT GUIDELINES BOARD

ORDER NUMBER 10d-July 1980 Fuel Adjustment for Rent Levels

PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZATION Law of 1969, and Chapter 576 of the Laws of 1974, as implemented by Resolution No. 276 of the New York City Council and extended by Chapter 203 of the Laws of 1977 and Rent Guidelines Order Nos. 10a, 10b, and 10c, the Rent Guidelines Board hereby establishes and adopts the following supplementary adjustments of the levels of fair rent increases over lawful rents for dwelling units subject to the Rent Stabilization Law, as amended.

It is not expected that the Board will convene to discuss the fuel situation with regard to Order Nos. 10a, 10b, 10c, 10d in the coming year. The Board will discuss the fuel situation at its annual meetings in June as it affects leases signed pursuant to 10a, 10b, 10c and 10d. The Board reserves the right to modify such Orders during their terms provided that any adjustments as described in this paragraph may impact on all existing leases effective under such Orders where the lease permits the rental reserved therein to be adjusted pursuant to subsequent determinations of the Board during the term of such lease.

July 1980 Fuel Adjustment of Rent Levels and Modification of January 1980 Fuel Adjustment For Rent Levels

Where heat is provided or required to be provided to a dwelling unit by an owner from a central or individual system at no charge to the tenant, in addition to the lease adjustment or adjustments permitted under Order Nos. 10a and 10b for leases commencing between July 1, 1978 and June 30, 1979, together with such further adjustments which may be authorized by the Board pursuant to this Order, the permissible stabilization rental on July 1, 1980 shall be separately supplemented and adjusted by a charge of eight dollars (\$8.00) per month per dwelling unit, which charge shall remain in effect until June 30, 1981.

Where the permissible stabilization rental on June 30, 1980 had been separately supplemented and adjusted by a charge of twelve dollars (\$12.00) per month per dwelling unit pursuant to Order 10c (the January 1980 Fuel Adjustment for Rent Levels), that twelve dollars (\$12.00) per month shall be reduced to eight dollars (\$8.00) per month per dwelling unit.

This July 1980 fuel adjustment of rent levels shall be effective only where such lease permits the rental reserved to be adjusted pursuant to subsequent determinations of the Board during the term of such lease.

Any July 1980 fuel adjustment of rent levels charged pursuant to this Order No. 10d, shall not merge with the base rent established pursuant to Order No. 10a for the purpose of computing any adjustment for leases commencing under the terms of subsequent Orders of the Board.

Dated: June 27, 1980
Filed with the City Clerk, June 30, 1980

THE CITY RECORD

TUESDAY, JULY 7, 1981

RENT GUIDELINES BOARD

ORDER NO. 10e- Modification of the Terms of Order No. 10d
Governing Rent Levels for Leases Commencing
on or after July 1, 1978 and on or before
June 30, 1979.

PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZA-
TION LAW OF 1969, and Chapter 576 of the Laws of 1974, as
implemented by Resolution No. 276 of the New York City Council
and extended by Chapter 203 of the Laws of 1977 and Rent
Guidelines Order Nos. 10a, 10b, 10c and 10d, the Rent Guidelines
Board hereby modifies the terms of its Order No. 10d for
dwelling units subject to the Rent Stabilization Law, as amended.

July 1981 Fuel Adjustments for Rent Levels

Where heat is provided or required to be provided to a
dwelling unit by an owner from a central or individual system at
no charge to the tenant, in addition to the lease adjustment or
adjustments permitted under Order Nos. 10a, and 10b for leases

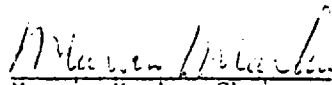
commencing on or after July 1, 1978 and on or before June 30,
1979, together with such further adjustments which may be
authorized by the Board pursuant to this Order, the separate
supplemental charge of eight dollars (\$8.00) per month per
dwelling, as authorized by Order No. 10d and which was to
expire on June 30, 1981 by the terms of said Order, shall
continue to be authorized as a separate supplemental charge
to the permissible stabilization rental, until the expiration
of the lease.

This fuel adjustment shall be effective only where such
lease permits the rental reserved to be adjusted pursuant to
subsequent determinations of the Board during the term of
such lease.

Any fuel adjustment charged pursuant to this Order No. 10e
shall not merge with the base rent established pursuant to
Order No. 10a for the purpose of computing any adjustment for
leases commencing under the terms of subsequent Orders of the
Board.

Dated: June 29, 1981

Filed with the City Clerk: June 30, 1981


Marvin Markus, Chairman
Rent Guidelines Board