

**RENT GUIDELINES BOARD**

**ORDER NUMBER 11—Rent Levels July 1, 1979 Through June 30, 1980.**

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, 1979 (including the "stabilizer" and excluding the "April 1979 fuel adjustment," 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, 1981: 8½ per cent
- For two year leases expiring before July 1, 1982: 12 per cent
- For three year leases expiring before July 1, 1983: 15 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 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 from the reported price in such publication on April 13, 1979 by the following factors:

- By June 30, 1980: by a factor of 25 per cent or more
- By June 30, 1981: by a factor of 45 per cent or more
- Thereafter, for any leases remaining in effect pursuant to this Order: by a factor of 55 per cent or more.

The Board may also consider 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 described in this paragraph shall apply to existing leases only 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, 1979 and on or before June 30, 1980 are the same levels over rentals charged on June 30, 1979 as those set forth above for lease renewals, plus 5 per cent over the rentals charged on June 30, 1979 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*

For 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 adjustments as established by this Order are to be in effect without an additional adjustment for electrical inclusion.

*Escalator Clauses*

Where a lease for a dwelling unit in effect on May 31, 1978 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 Number 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, 1979 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, 1979 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 and shall be included in the base rents for the purpose of computing subsequent rents or leases adjusted pursuant to this Order.

*Special Guideline 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, 1979 which subsequently become vacant after June 30, 1979, the 1978-1979 maximum base rent, as it existed or would have existed, plus 20 per cent.

*Decontrolled Units*

The permissible increase for decontrolled units as defined in Order 3a which become decontrolled after June 30, 1979, shall not exceed the 1978-1979 maximum base rent, as it existed or would have existed, plus 20 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.

*April 1979 Fuel Adjustment*

Any "April 1979 fuel adjustment" charged pursuant to Order 10b shall not be included in the rent to which a lease adjustment set forth in this Order is applied and it shall not merge with the base rent for the purpose of computing a subsequent rent or lease adjusted pursuant to this Order.

Any "April 1979 fuel adjustment" charged pursuant to Order 10b shall only remain in effect for a rent or lease adjusted pursuant to Order 10b and such charge shall be extinguished when a lease to which it applies expires.

*Credits*

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

Dated: June 29, 1979.

Filed with the City Clerk: June 29, 1979.

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FRANCES LEVENSON, Chairperson, Rent Guidelines Board.

RENT GUIDELINES BOARD

ORDER NUMBER 11a Fuel Adjustment for Leases Commencing Between July 1, 1979 and June 30, 1980 to go Into Effect One Year From The Date of Commencement of The Lease.

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. 11, 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 fuel costs in the coming year. The Board will discuss the fuel situation at its annual meetings in June as it affects leases signed pursuant to this Order. The Board reserves the right to modify this Order during its term pursuant to this paragraph provided that any further adjustments described in this paragraph shall apply to existing leases only 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.

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 No. 11, for leases commencing between July 1, 1979 and June 30, 1980, together with such further adjustments which may be authorized by the Board pursuant to this Order, the permissible stabilization rental shall be separately supplemented and adjusted by a charge of eight dollars (\$8.00) per month per dwelling unit, effective one year from the date of commencement 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. 11a shall not merge with the base rent established pursuant to Order No. 11 for the purpose of computing any adjustment for leases commencing under the terms of subsequent Orders of the Board.

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

# THE CITY RECORD

TUESDAY, JULY 7, 1981

## RENT GUIDELINES BOARD

ORDER NUMBER 11b Continuation of the Fuel Adjustment for Leases Commencing Between July 1, 1979 and June 30, 1980 Effective One Year From The Date of Commencement of The Lease.

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. 11 and 11a, The Rent Guidelines Board hereby authorizes the continuation of the following supplementary adjustment 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 fuel costs in the coming year. The Board will discuss the fuel situation at its annual meetings in June as it affects leases signed pursuant to this Order. The Board reserves the right to modify this Order during its term pursuant to this paragraph provided that any further adjustments described in this paragraph shall apply to existing leases only 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.

### 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 No. 11 for leases commencing between July 1, 1979 and June 30, 1980, 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 unit which was to be effective one year from the date of commencement of the lease, as authorized pursuant to Order Number 11a, 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. 11b shall not merge with the base rent established pursuant to Order No. 11 for the purpose of computing any adjustment for leases commencing under the terms of subsequent Orders of the Board.

Date: June 29, 1981  
Filed with the City Clerk: June 30, 1981

Marvin Markus, Chairman  
Rent Guidelines Board

# THE CITY RECORD

WEDNESDAY, JULY 7, 1982

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## RENT GUIDELINES BOARD

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ORDER NUMBER 11c Continuation of the Fuel Adjustment for leases Commencing on or after July 1, 1979 and on or before June 30, 1980 Effective One Year From The Date of Commencement of The Lease.

PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZATION Law of 1969, and Chapter 576 of the Laws of 1974, as extended by Chapter 203 of the Laws of 1977 and further extended by Chapter 383 of the Laws of 1981 and Rent Guidelines Order Nos. 11, 11a, and 11b, the Rent Guidelines Board hereby authorizes the continuation of the following supplementary adjustment of the levels of fair rent increases over lawful rents for dwelling units subject to the Rent Stabilization Law, as amended.

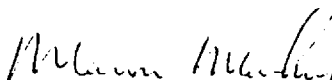
### Fuel Adjustment for Rent Levels

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. 11, 11a and 11b for leases commencing on or after July 1, 1979 and on or before June 30, 1980, 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 unit which was to be effective one year from the date of commencement of the lease, as authorized pursuant to Order Number 11a, and was authorized to be continued, pursuant to Order Number 11b, 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. 11c shall not merge with the base rent established pursuant to Order No. 11 for the purpose of computing any adjustment for leases commencing under the terms of subsequent Orders of the Board.

Dated: June 30, 1982  
Filed with the City Clerk: June 30, 1982

  
Marvin Markus, Chairman  
Rent Guidelines Board