

# THE CITY RECORD

TUESDAY, JULY 7, 1981

## RENT GUIDELINES BOARD

ORDER NUMBER 13--Rent Levels October 1, 1981 Through  
September 30, 1982.

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 September 30, 1981 (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, for leases commencing on or after  
October 1, 1981 and through September 30, 1982.

### Adjustments for Renewal Leases

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, the adjustments are as follows:

- For one year leases expiring before October 1, 1983:  
10 per cent
- For two year leases expiring before October 1, 1984:  
13 per cent
- For three year leases expiring before October 1, 1985:  
16 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.

Where heat is not provided or not required to be provided  
to a dwelling unit by an owner from a central or individual  
system, the adjustments are as follows:

- For one year leases expiring before October 1, 1983:  
6.5 per cent
- For two year leases expiring before October 1, 1984:  
9.5 per cent
- For three year leases expiring before October 1, 1985:  
12.5 per cent

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 may also consider any  
catastrophic change in the Operation 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 October 1,  
1981 and on or before September 30, 1982 are the same levels  
over rentals charged on September 30, 1981 as those set forth  
above for lease renewals, plus 15 per cent over the rentals  
charged on September 30, 1981 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.

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Electrical Inclusion Adjustment

For a lease for a dwelling unit for which the owner supplies full electrical services 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 4 per cent in addition to the adjustments for renewal and vacancy leases heretofore stated.

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 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 September 30, 1981, 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 October 1, 1981 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 adjustments 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 September 30, 1980 which subsequently become vacant after September 30, 1981 the 1980-1981 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 September 30, 1981, shall not exceed the 1980-81 maximum base rent, as it existed or would have existed, plus 20 per cent of such maximum base rent.

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 the next month's rent.

Dated: June 29, 1981

Filed with the City Clerk: June 30, 1981

*Marvin Markus*  
Marvin Markus, Chairman  
Rent Guidelines Board

# THE CITY RECORD

WEDNESDAY, JULY 7, 1982

## RENT GUIDELINES BOARD

ORDER NO. 13a - Modification of the Terms of Order No. 13  
Governing Rent Levels For Leases Commencing on  
or After October 1, 1981 and on or before September 30,  
1982.

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 Number 276 of 1974 of the New York  
City Council, extended by Chapter 203 of the Laws of 1977,  
and further extended by Chapter 383 of the Laws of 1981  
and Order Number 13, the Rent Guidelines Board hereby modifies  
the terms of its Order Number 13 for dwelling units subject to  
the Rent Stabilization Law, as amended.

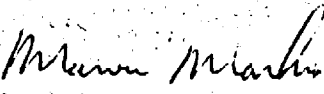
### Fuel Adjustments for Rent Levels

The Rent Guidelines Board, having considered all relevant  
information and data, hereby determines that no fuel cost  
adjustments for leases commencing on or after October 1, 1981  
and on or before September 30, 1982 are warranted at this time.

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.

Dated: June 30, 1982

Filed with the City Clerk: June 30, 1982

  
Marvin Markus, Chairman  
Rent Guidelines Board

**THE CITY RECORD**

**WEDNESDAY, JULY 6, 1983**

**RENT GUIDELINES BOARD**

**ORDER NO. 13b - Modification of the Terms of Order No. 13  
Governing Rent Levels for Leases Commencing on  
or After October 1, 1981 and on or before  
September 30, 1982.**

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 Number 276 of 1974 of the New York  
City Council, extended by Chapter 203 of the Laws of 1977,  
further extended by Chapter 383 of the Laws of 1981, and  
applicable laws of 1983 and Order Number 13, the Rent  
Guidelines Board hereby modifies the terms of its Order  
Number 13 for dwelling units subject to the Rent Stabilization  
Law, as amended.

Fuel Adjustments for Rent Levels

The Rent Guidelines Board, having considered all relevant  
information and data, hereby determines that no fuel cost  
adjustments for leases commencing on or after October 1, 1981  
and on or before September 30, 1982 are warranted at this time.

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 para-

graph shall apply to existing leases only where the lease  
permits the rental received therein to be adjusted pursuant to  
subsequent determinations of the Rent Guidelines Board during  
the term of such lease.

Dated: June 29, 1983  
Filed with the City Clerk: June 29, 1983

*Marvin Markus*  
Marvin Markus, Chairman  
Rent Guidelines Board

# **THE CITY RECORD**

**TUESDAY, JULY 8, 1984**

## **RENT GUIDELINES BOARD**

*Orders No. 13c, 14, 14b, 15a, 16*

### **RENT GUIDELINES BOARD**

**ORDER NO. 13c - Modification of the Terms of Order No. 13  
Governing Rent Levels for Leases Commencing on  
or After October 1, 1981 and on or before  
September 30, 1982.**

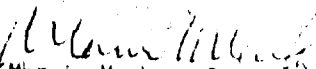
PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZA-  
TION LAW OF 1969, and Chapter 576 of the Laws of 1974, as  
implemented by Resolution Number 276 of 1974 of the New York  
City Council, extended by Chapter 203 of the Laws of 1977,  
further extended by Chapter 383 of the Laws of 1981, and  
by Chapter 403 of the Laws of 1983 and Order Number 13, the Rent  
Guidelines Board hereby modifies the terms of its Order  
Number 13 for dwelling units subject to the Rent Stabilization  
Law, as amended,

#### Fuel Adjustment for Rent Levels

The Rent Guidelines Board, having considered all relevant  
information and data, hereby determines that no fuel cost adjustments  
for leases commencing on or after October 1, 1981 and on or before  
September 30, 1982 are warranted at this time.

Dated: June 27, 1984

Filed with the City Clerk: June 27, 1984

  
Marvin Markus, Chairman  
Rent Guidelines Board