

THE CITY RECORD

WEDNESDAY, JULY 7, 1982

RENT GUIDELINES BOARD

ORDER NUMBER 14--Rent Levels October 1, 1982 Through September 30, 1983

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, extended by Chapter 203 of the Laws of 1977, and further extended by Chapter 383 of the Laws of 1981, the Rent Guidelines Board hereby establishes and adopts the following levels of fair rent increases over lawful rents charged and paid on September 30, 1982 (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, 1982 and through September 30, 1983.

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 October 1, 1984:
4 per cent
- For two year leases expiring before October 1, 1985:
7 per cent
- For three year leases expiring before October 1, 1986:
10 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.

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, 1982 and on or before September 30, 1983 are the same levels over rentals charged on September 30, 1982 as those set forth above for lease renewals.

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 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 the adjustments for renewal and vacancy leases heretofore stated, less one per cent.

THE CITY RECORD

WEDNESDAY, JULY 7, 1982

RENT GUIDELINES BOARD

- Order No. 14

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, extended by Chapter 203 of the Laws of 1977, and further extended by Chapter 383 of the Laws of 1981, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rental on September 30, 1982, 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, 1982 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 "stabilizer" 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, and further extended by Chapter 383 of the Laws of 1981, amending Sections YY51-6.02(b)(1) of the New York City Administrative Code: for dwelling units subject to the Rent and Rehabilitation Law on September 30, 1982, which subsequently become vacant after September 30, 1982, 15% above the sum of the 1982-1983 maximum base rent, as it existed or would have existed, plus the current allowable fuel cost adjustments as established on Rent Control forms, pursuant to Section 33.10 of the Rent Regulations, beginning in 1980.

Decontrolled Units

The permissible increase for decontrolled units as defined in Order 1a which become decontrolled after September 30, 1982, shall not exceed 15% above the sum of the 1982-1983 maximum base rent, as it existed or would have existed plus the current allowable fuel cost adjustments as established on Rent Control forms, pursuant to Section 33.10 of the Rent Regulations, beginning in 1980.

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, 1982

Filed with the City Clerk: June 30, 1982


Marvin Markus, Chairman
Rent Guidelines Board

THE CITY RECORD

WEDNESDAY, JULY 6, 1983

NEW YORK CITY RENT GUIDELINES BOARD

ORDER NO. 14a - Modification of the Terms of Order No. 14
Governing Rent Levels for Leases Commencing on
or After October 1, 1982 and on or before
September 30, 1983.


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
the applicable Laws of 1983 and Order Number 14, the Rent
Guidelines Board hereby modifies the terms of its Order
Number 14 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, 1982
and on or before September 30, 1983 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 reserved 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, Chairman
Rent Guidelines Board

THE CITY RECORD

TUESDAY, JULY 3, 1984

ORDER NO. 14b - Modification of the Terms of Order No. 14 Governing Rent Levels for Leases Commencing on or After October 1, 1982 and on or before September 30, 1983.

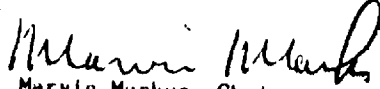
PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZATION LAW OF 1969, and Chapter 576 of the Laws of 1974, as implemented by Resolution Number 276 of 1974 of the New York City Council, extended by Chapter 203 of the Laws of 1977, and further extended by Chapter 383 of the Laws of 1981 and by Chapter 403 of the Laws of 1983 and Order Number 14, the Rent Guidelines Board hereby modifies the terms of its Order Number 14 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, 1982 and on or before September 30, 1983 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 27, 1984
Filed with the City Clerk: June 27, 1984


Marvin Markus, Chairman
Rent Guidelines Board

THE CITY RECORD

WEDNESDAY, JULY 8, 1985

ORDER NO. 14c- Modification of the Terms of Order No. 14
Governing Rent Levels for Leases Commencing on
or After October 1, 1982 and on or before
September 30, 1983.

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, Chapter 403 of the Laws
of 1983 and by Chapter 248 of the Laws of 1985 and Order Number 14,
the Rent Guidelines Board hereby modifies the terms of its Order
Number 14 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, 1982
and on or before September 30, 1983 are warranted at this time.

Dated: June 28, 1985
Filed with the City Clerk: June 28, 1985


Amalia V. Betanzos, Chairman
Rent Guidelines Board