

THE CITY RECORD

WEDNESDAY, JULY 6, 1983

RENT GUIDELINES BOARD

ORDER NUMBER 15--Rent Levels for Leases Commencing
October 1, 1983 Through September 30, 1984.

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, further extended by Chapter 383 of the Laws of 1981, and applicable Laws of 1983, the Rent Guidelines Board hereby establishes and adopts the following levels of fair rent increases over lawful rents charged and paid on September 30, 1983 (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, 1983 and through September 30, 1984.

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, 1985:
4 per cent
- For two year leases expiring before October 1, 1986:
7 per cent
- For three year leases expiring before October 1, 1987:
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 1983 and on or before September 30, 1984 are as follows:

- the same as those set forth herein for renewal leases commencing during the effective period of this Order over rentals charged on September 30, 1983, where additional levels of rent increase (vacancy allowances) totaling 15% or more have been charged for that unit pursuant to provisions of the Rent Guidelines Board Orders governing new tenancies commencing on or after July 1, 1979, or;
- the same as those set forth herein for renewal leases commencing during the period of this Order plus 5% over rentals charged on September 30, 1983, where additional levels of rent increases (vacancy allowances) totaling more than 0% but less than 15% have been charged for that unit pursuant to provisions of the Rent Guidelines Board Orders governing new tenancies commencing on or after July 1, 1979, or;

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-the same as those set forth herein for renewal leases commencing during the effective period of this Order plus 10% over rentals charged on September 30, 1983, where additional levels of rent increases (vacancy allowances) were last charged for that unit pursuant to provisions of the Rent Guidelines Board Orders governing new tenancies commencing July 1, 1975 through June 30, 1979, cr;

-the same as those set forth herein for renewal leases commencing during the effective period of this Order plus 15% over rentals charged on September 30, 1983, where no additional levels of rent increase (vacancy allowances) have been charged for that unit pursuant to provisions of any Rent Guidelines Board Orders governing new tenancies commencing on or After July 1, 1975.

Any level of rent increase for a vacancy in excess of the level set forth herein for renewal leases may be collected no more than once pursuant to this provision governing a new tenancy commencing from October 1, 1983 through September 30, 1984.

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.

Supplementary Adjustment of Up to \$10 Per Month for Renewal and Vacancy Leases for Apartments Renting for Less Than \$200 Per Month on September 30, 1983.

For a lease for a dwelling unit with a lawful rent of less than \$200 per month on September 30, 1983, the levels of rent increase for renewal and vacancy leases commencing October 1, 1983 through September 30, 1984 are the same as those set forth hereinabove plus \$10 per month, provided the rent resulting from application of this level of increase does not exceed the rent that would result from application of the allowable levels of rent increase for renewal and vacancy leases to an apartment renting for \$200 per month on September 30, 1983.

Adjustments for Units in the Category of Buildings Covered by Article 7-C of The Multiple Dwelling Law

Pursuant to Chapter 349 of the Laws of 1982, Section 286 paragraph 7 of The Multiple Dwelling Law, The Rent Guidelines Board hereby establishes that the allowable levels of rent increase above the "base rent," as defined in Section 286 paragraph 4, for units where residential renewal leases are offered pursuant to Section 286, paragraph 3 of The Multiple Dwelling Law, and commence from October 1, 1983 through September 30, 1984 shall be the same as those set forth hereinabove for renewal leases, provided there shall be no supplementary adjustment of up to \$10 per month for units in this category of buildings renting for less than \$200 per month on September 30, 1983.

Where a dwelling unit in this category of buildings becomes vacant the levels of rent increase governing a new tenancy commencing on or after October 1, 1983 and on or before September 30, 1984 are the same levels over the "base rent," as defined in Section 286, paragraph 4, as set forth above for renewal leases for units in this category unless pursuant to paragraph 6, Section 286 of The Multiple Dwelling Law the owner purchases improvements and thereby the unit is either exempted from the provisions of Article 7-C requiring rent regulation or may be rented at market value subject to subsequent rent regulation.

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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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, further extended by Chapter 383 of the Laws of 1981, and applicable Laws of 1983, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rental on September 30, 1983, 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, 1983 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 9 of Chapter 576 of the Laws of 1974, as extended by Chapter 203 of the Laws of 1977, further extended by Chapter 383 of the Laws of 1981, and applicable Laws of 1983 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, 1983, which subsequently become vacant after September 30, 1983, 20% above the sum of the 1982-83 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

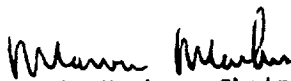
The permissible increase for decontrolled units as defined in Order 3a which become decontrolled after September 30, 1983, shall not exceed 20% above the sum of the 1982-1983 maximum base rent, as it existed or would have existed plus the current allowable fuel cost adjustments as established on Rent 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 29, 1983

Filed with the City Clerk: June 29, 1983


Marvin Markus, Chairman
Rent Guidelines Board

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TUESDAY, JULY 2, 1984

ORDER NO. 15a - Modification of the Terms of Order No. 15
Governing Rent Levels for Leases Commencing on
or After October 1, 1983 and on or before
September 30, 1984.

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 15, the Rent Guidelines Board hereby modifies the terms
of its Order Number 15 for dwelling units subject to the Rent
Stabilization Law, as amended.

Fuel Adjustment for Rent Levels

The Rent Guidelines Board, having considered all relevant infor-
mation and data, hereby determines that no fuel cost adjustments for
leases commencing on or after October 1, 1983 and on or before
September 30, 1984 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 by 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
Marvin Markus, Chairman
Rent Guidelines Board

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WEDNESDAY, JULY 8, 1985

RENT GUIDELINES BOARD

ORDER NO. 15b- Modification of the Terms of Order No. 15
Governing Rent Levels for Leases Commencing on
or After October 1, 1983 and on or before
September 30, 1984.

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, 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 15, the Rent
Guidelines Board hereby modifies the terms of its Order Number 15
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, 1983 and on or before
September 30, 1984 are warranted at this time.

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


Amalia V. Betanzos, Chairman
Rent Guidelines Board