

THE CITY RECORD

TUESDAY, JULY 3, 1984

ORDER NUMBER 16-- Rent Levels for Leases Commencing
October 1, 1984 Through September 30, 1985.

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
by Chapter 403 of the Laws of 1983, the Rent Guidelines Board hereby
establishes and adopts the following levels of fair rent in-
creases over lawful rents charged and paid on September 30,
1984 (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, 1984 and through September 30,
1985.

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, 1986:
6 per cent
- For two year leases expiring before October 1, 1987:
9 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 in-
crease governing a new tenancy commencing on or after October 1,
1984 and on or before September 30, 1985 are the same levels over
rentals charged on September 30, 1984 as those set forth above for
lease renewals, plus seven and one-half percent (7½%) over the rental
charged on September 30, 1984, with the following exception:

- for those units in which there had previously been a
new tenancy commencing on or after October 1, 1983 and
on or before September 30, 1984, where a dwelling unit
becomes vacant the levels of rent increase governing
a new tenancy commencing on or after October 1, 1984
and on or before September 30, 1985 are the same levels
over rentals charged on September 30, 1984 as those set
forth above for renewal leases without any additional
allowance for the vacancy.

Any level of rent increase pursuant to this provision relating to
leases on vacant apartments may be applied no more than once for
leases commencing October 1, 1984 through September 30, 1985.

Supplementary Adjustment of up to \$10 Per Month for Renewal and Vacancy Leases for Apartments Renting for Less than \$250 Per Month on September 30, 1984.

For a lease for a dwelling unit with a lawful rent of less
than \$250 per month on September 30, 1984, the levels of rent in-
crease for renewal and vacancy leases commencing October 1, 1984
through September 30, 1985 are the same as those set forth
hereinabove plus \$10 per month, provided the monthly rent resulting
from application of this level of increase or any portion thereof
does not exceed:

- \$265 for a one year renewal lease;
- \$272.50 for a two year renewal lease;
- \$283.75 for a one year vacancy lease;
- \$291.25 for a two year vacancy 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.

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, 1984 through September 30, 1985 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 \$250 per month on September 30, 1984.

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, 1984 and on or before September 30, 1985 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

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, and the same for a period over one year and up to and including two years shall be deemed a two year lease.

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 Chapter 403 of the 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, 1984, 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 that 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, 1984 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 the Board shall remain in effect until the expiration of such leases and shall be included in the base rent 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 State Division of Housing and Community Renewal 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 Chapter 403 of the Laws of 1983 amending Section 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, 1984, which subsequently become vacant after September 30, 1984, 15% above the sum of the 1984-85 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

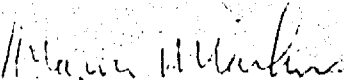
The permissible increase for decontrolled units as defined in Order 3a which become decontrolled after September 30, 1984, shall not exceed 15% above the sum of the 1984-85 maximum base rent, as it existed or would have existed, plus the current allowable fuel cost adjustments as established on Rent 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 27, 1984

Filed with the City Clerk: June 27, 1984


Marvin Markus, Chairman
Rent Guidelines Board

THE CITY RECORD

TUESDAY, AUGUST 14, 1984

RENT GUIDELINES BOARD

RENT GUIDELINES BOARD

Statement of Clarification

Clarification of Order Number 16--Rent Levels for Leases Commencing October 1, 1984 through September 30, 1985

Order No. 16 of the New York City Rent Guidelines Board, filed with the City Clerk on June 27, 1984 and published in The City Record on July 3, 1984 is hereby clarified as follows:

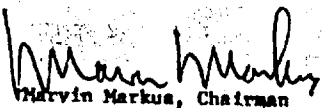
1. With respect to the section on Leases for Vacant Apartments: Any provision apparently to the contrary notwithstanding, for those units in which there had previously been a new tenancy commencing on or after October 1, 1983 and on or before September 30, 1984 and where the allowable level of rent increase governing a new tenancy pursuant to Order 15 of the Rent Guidelines Board was the same as for renewal leases, the levels of rent increase governing a new tenancy commencing on or after October 1, 1984 and on or before September 30, 1985 are the same levels over rentals charged on September 30, 1984 as those set forth in Order 16 for lease renewals, plus seven and one-half percent (7½%) over the rental charged on September 30, 1984.

2. With respect to the provision on the Supplementary Adjustment of Up To \$10 Per Month for Renewal and Vacancy Leases for Apartments Renting for Less Than \$250 Per Month on September 30, 1984: It was the intent of the Board that the application of the supplementary adjustment of up to \$10 per month for units renting for under \$250 per month on September 30, 1984 not result in a higher rent than would result from the application of the allowable levels of rent increase for renewal and vacancy leases for those units renting at \$250 per month on September 30, 1983, just above the maximum rent level for a unit to which this supplementary adjustment may be applied. Therefore, for those units with a lawful rent of less than \$250 per month on September 30, 1984 in which a vacancy lease commences October 1, 1984 through September 30, 1985 and where there is no additional allowance for the vacancy authorized under the provision for leases on vacant apartments in Order 16, the monthly rent resulting from the application of the supplementary adjustment of up to \$10 per month or any portion thereof may not exceed the limits stated in Order 16 for renewal leases in such units, viz:

- \$265.00 for a one year lease
- \$272.50 for a two year lease.

Dated: August 8, 1984

Filed with the City Clerk: August 8, 1984


Marvin Markus, Chairman
Rent Guidelines Board

THE CITY RECORD

WEDNESDAY, JULY 3, 1985

ORDER NO. 16 - Modification of the Terms of Order No. 16
Governing Rent Levels for Leases Commencing on
or After October 1, 1984 and on or before
September 30, 1985.


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 16,
the Rent Guidelines Board hereby modifies the terms of its Order Number
16 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, 1984 and on or before
September 30, 1985 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 28, 1985
Filed with the City Clerk: June 28, 1985


Amalia V. Betanzos, Chairman
Rent Guidelines Board