

THE CITY OF NEW YORK
RENT GUIDELINES BOARD

Hotel Order No. 2 - Rent Levels for Hotel Units
January 1, 1972 through December 31, 1972

Pursuant to the authority vested in it by the Rent Stabilization Law of 1969, as amended by Local Law No. 51 for the year 1969, the Rent Guidelines Board hereby establishes and adopts the following guidelines for rent levels covered by the law:

Applicability

This order shall apply to any hotel unit subject to the Rent Stabilization Law and occupied by a permanent hotel tenant. It shall be effective as of January 1, 1972 with respect to such tenants who do not have a lease. Where a lease is in effect, unless the parties have contracted to be bound by this order as of January 1, 1972 or a subsequent date, this order shall govern the rent increase upon expiration of such lease on or after December 31, 1971. Where a hotel unit having been voluntarily vacated by a tenant was vacant on such date or becomes vacant thereafter, it may be offered for rental at any price (consistent with federal law and regulations pursuant to the Economic Stabilization Act) notwithstanding the provisions of this order.

Guideline for rent increases

The level of fair rent increase over the lawful rent actually charged and paid on December 31, 1971 shall be 4-1/2 per cent.

Additional charges


It is expressly understood that any rents increased under the terms of this order are intended to compensate in full for all services provided without extra charge on May 31, 1968, or at the commencement of the tenancy if subsequent thereto. No additional charges may be made to tenants for such services however such charges may be called on identified

Controlled units

Rent Guidelines Board Order No. 2a shall govern, insofar as applicable, rent increases in hotel dwelling units covered by the law.

EXPLANATORY STATEMENT ON HOTEL ORDER NO. 2

Pursuant to the Rent Stabilization Law it is the responsibility of the Rent Guidelines Board to establish the guidelines for increases in hotel rents as of January 1, 1971 and once annually each succeeding year. In Hotel Order No. 1 the Board established a guideline for rent increases in hotel units for the period January 1, 1971 through December 31, 1971. Hotel Order No. 2 establishes the guideline for rent increases in hotel units for the period January 1, 1972 through December 31, 1972. Like Hotel Order No. 1, it is based on material gathered from a number of sources, including data prepared by certified public accountants for the Metropolitan Hotel Industry Stabilization Association Inc. which was checked by technical personnel of the City's Housing and Development Administration as to both its accuracy and its representative quality. On the basis of the data examined by the Board, this Board concludes that an increase of 4-1/2 per cent is a fair guideline for the current year, and so determines.



Roger Starr
Chairman
Rent Guidelines Board