

RENT GUIDELINES BOARD

Hotel Order No. 7—Rent Levels for Hotel Units, May 1, 1977 Through April 30, 1978

PURSUANT TO THE AUTHORITY VESTED IN IT BY THE RENT STABILIZATION Law of 1969 and Chapter 576 of the Laws of 1974, implemented by Resolution No. 275 of 1974 of the New York City Council, the Rent Guidelines Board hereby establishes and adopts the following guidelines for levels of fair rent increase over lawful rents charged and paid on April 30, 1977 in hotel dwelling units:

Applicability

This Order shall apply to any hotel unit subject to the Rent Stabilization Law or Chapter 576 of the Laws of 1974 and occupied by a non-transient hotel tenant. The level of fair rent increase granted herein shall be effective as of May 1, 1977 with respect to any such tenants who have no lease. Where a lease is in effect, unless the parties have contracted to be bound by this Order as of May 1, 1977, or a subsequent date, this Order shall govern the rent increases upon expiration of such lease on or after April 30, 1977.

As regards any unit for which an increase pursuant to this Order is collectible for a period commencing prior to the date upon which an owner demands such increase, the rental increase relating to such period shall be collectible from a tenant in monthly installments, each installment not to exceed the monthly increase authorized by this Order No. 7. Where the rental period is other than monthly, installments for rental periods prior to the date the increase was demanded shall be paid each rental period and each installment shall not exceed the difference in rent permitted by this Order for such rental period. This provision shall not be deemed to create or diminish any substantive right of the owner to retroactive increases and only affects collectibility by installments of the increase authorized by this Order.

Guideline for Rent Increases

The level of fair rent increases over the lawful rent actually charged and paid on April 30, 1977 shall be seven (7) per cent.

Additional Charges

It is expressly understood that the rents increased under the terms of this Order are intended to compensate in full for all services provided without extra charge on the statutory date for the particular hotel dwelling unit, or at the commencement of the tenancy if subsequent thereto. No additional charges may be made to tenant for such services however such charges may be called or identified.

Excluded Units

This increase shall not apply where 40 per cent or more of the dwelling units in a hotel are vacant and unoccupied on April 30, 1977. In such case the owner will not be allowed the increase unless he can prove to the satisfaction of the Conciliation and Appeals Board that he has attempted in good faith to rent said units.

Special Guidelines

Pursuant to Section YY51-50c of the Rent Stabilization Law and Chapter 576 of the Laws of 1974, special guidelines relating to adjustment of initial legal regulated rents are inapplicable to hotel dwelling units.

Dated: April 26, 1977.

Filed with the City Clerk: April 26, 1977.

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JACOB B. UKELLES, Chairman, Rent Guidelines Board.