



**JAMES G. DIBBINI
& ASSOCIATES, P.C.**

Attorneys At Law

TRUST. COMMITMENT. INTEGRITY.

Attention Landlords: New Rider Required for all Rent Stabilized Leases

The Division of Housing and Community Renewal (DHCR), the agency tasked with enforcement of rent stabilization laws and regulations, issued a new lease rider, and a similar addenda for those rental properties outside of New York City, that must be attached to all vacancy and renewal leases for rent stabilized apartments dated October 1, 2014 and later. This requirement applies to rent stabilized apartments both inside and outside New York City, including those in Westchester County.

The new rider has multiple sections but only the first two sections must be filled out by the landlord. If the lease is a vacancy lease, both section one and two must be filled out; but if it is a renewal lease, only section two should be filled out. Section one provides the tenant with a comprehensive breakdown of all the factors that go into calculating the rent including the individual apartment improvements. If a landlord does not include the rider with vacancy and renewal, then he/she may be subject to serious fines or other sanctions by the DHCR.

Typically, rent stabilized apartments are those apartments in buildings with six or more units. Pursuant to DHCR regulations, landlords who own rent stabilized units cannot charge rents above the legal rent on file with DHCR and may not increase rents beyond the amount established annually by local rent guideline boards. Landlords may increase legal rents in several ways. The most common ways are when a vacancy occurs or when a lease renewal is provided to the tenant.

NEWSLETTER

570 YONKERS AVENUE, YONKERS, NY 10704 (914) 965-1011



JAMES G. DIBBINI
& ASSOCIATES, P.C.

Attorneys At Law

TRUST. COMMITMENT. INTEGRITY.

NEWSLETTER

570 YONKERS AVENUE, YONKERS, NY 10704 (914) 965-1011

The rider form for rent stabilized apartments in New York City is named RA-LR1 and can be found by clicking on the following link: <http://www.nyshcr.org/Forms/Rent/ralr1.pdf>. The addenda form for rent stabilized apartments in Westchester County is named RA-LR1 (ETPA) and can be found by clicking on the following link: <http://www.nyshcr.org/Forms/Rent/ralr1-ETPA.pdf>. Carefully read the instructions on the respective forms to ensure proper completion and service of the rider or addenda.

For more information on the DHCR's new rider or addenda for rent stabilized leases or to discuss the specifics of your situation or other landlord tenant matters, please do not hesitate to contact James G. Dibbini, Esq. at (914) 965-1011 or email at jdibbini@dibbinilaw.com.

This James G. Dibbini & Associates, P.C. Newsletter is a publication of James G. Dibbini & Associates, P.C. All Rights Reserved. Quotation with attribution is permitted. This newsletter offers general information and should not be taken or used as legal advice for specific situations, which depend on the evaluation of precise factual circumstances. Please note that James G. Dibbini & Associates, P.C. does not undertake to update its publications after their publication date to reflect subsequent developments. Prior results do not guarantee a similar outcome. This publication may contain attorney advertising.