

New York City Rent Guidelines Board

Rent Guidelines Order No. 49

The following summarizes New York City Rent Guidelines Board Rent Guidelines Order No. 49 for leases commencing **between October 1, 2017 through September 30, 2018:**

RENEWAL GUIDELINES:

One-year lease.....1.25%

Two-year lease.....2%

VACANCY ALLOWANCE*:

The vacancy allowance is provided by State law:

One-year lease.....19.25%

Two-year lease.....20%

Vacancy Decontrol Threshold : \$2,733.75 effective Jan 1,2018

*Under State law, one vacancy allowance permitted per apartment per calendar year. Furthermore, please note that, as a result of the changes in the State Rent Stabilization Laws effective June 15, 2015 through June 15, 2019, if a tenant was paying a preferential rent, the vacancy allowance is modified as follows: 5% if the last vacancy lease commenced less than two years ago, 10% if the last vacancy lease commenced less than three years ago, 15% if the last vacancy lease commenced less than four years ago, and 20% if the last vacancy lease commenced four or more years ago. The vacancy allowances are applied to legal regulated rent, not the preferential rent

SPECIAL GUIDELINE:

The MBR plus 33%

SUBLET ALLOWANCE:

10%