

New York City Rent Guidelines Board

Rent Guidelines Order No. 50

The following summarizes New York City Rent Guidelines Board Rent Guidelines Order No. 50 for leases commencing **between October 1, 2018 through September 30, 2019:**

RENEWAL GUIDELINES:

One-year lease.....1.50%

Two-year lease.....2.50%

VACANCY ALLOWANCE*:

The vacancy allowance is provided by State law:

If the tenant was paying the full Legal Rent:

One-year lease.....19%

Two-year lease.....20%

If the tenant was paying a preferential rent, vacancy increase is as follows:

*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

Vacancy Decontrol Threshold : \$2,774.75 effective Jan 1,2019

SPECIAL GUIDELINE:

The MBR plus 39%

SUBLET ALLOWANCE:

10%