# Legislation Details (With Text)

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| **File #:** | Res 0622-2015 | **Version:** * | **Name:** | Repeals provisions of the Emergency Tenant Protection Act of 1974 that allow a 20 percent rent increase bonus after the vacancy of a tenant in a rent stabilized unit. (S.951) |
| **Type:** | Resolution | | **Status:** | Adopted |
| | | | **In control:** | Committee on Housing and Buildings |
| **On agenda:** | 3/11/2015 | | | |
| **Enactment date:** | | | **Enactment #:** | |

**Title:** Resolution calling upon the New York State Legislature to pass and the Governor to sign S.951, which repeals provisions of the Emergency Tenant Protection Act of 1974 that allow a 20 percent rent increase bonus after the vacancy of a tenant in a rent stabilized unit.

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report 3/2/15, 2. Hearing Testimony 3/2/15, 3. Hearing Transcript 3/2/15, 4. Committee Report 3/10/15, 5. Hearing Transcript 3/10/15, 6. Committee Report - Stated Meeting, 7. March 11, 2015 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 3-11-15, 9. Minutes of the Stated Meeting - March 11, 2015

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 3/2/2015 | * | Committee on Housing and Buildings | Hearing on P-C Item by Comm | |
| 3/2/2015 | * | Committee on Housing and Buildings | P-C Item Laid Over by Comm | |
| 3/10/2015 | * | Committee on Housing and Buildings | Hearing on P-C Item by Comm | |
| 3/10/2015 | * | Committee on Housing and Buildings | P-C Item Approved by Comm | Pass |
| 3/11/2015 | * | City Council | Introduced by Council | |
| 3/11/2015 | * | City Council | Referred to Comm by Council | |
| 3/11/2015 | * | City Council | Approved, by Council | Pass |

Preconsidered Res. No. 622

Resolution calling upon the New York State Legislature to pass and the Governor to sign S.951, which repeals provisions of the Emergency Tenant Protection Act of 1974 that allow a 20 percent rent increase bonus after the vacancy of a tenant in a rent stabilized unit.

By Council Members Reynoso, Williams, Gibson, Lander, Levin, Levine, Rodriguez and Menchaca

Whereas, According to the 2014 New York City Housing and Vacancy Survey, New York City is currently in an affordable housing crisis and has a housing vacancy rate of 3.45 percent; and

Whereas, The largest affordable housing program in New York City is Rent Stabilization, which



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protects tenants from harassment and unreasonable rent increases or evictions in privately owned buildings; and

Whereas, New York City has over 1 million rent stabilized apartments which represents almost half of the City's rental housing stock; and

Whereas, New York State Homes and Community Renewal (HCR) is the state agency responsible for administering rent stabilization; and

Whereas, A stabilized unit can be removed from rent stabilization when the rent reaches $2,500 per month upon vacancy or when the household income exceeds $200,000 for two consecutive years; and

Whereas, A property owner can increase the rent of a rent stabilized unit by 20 percent each time such unit becomes vacant ( The "Vacancy Bonus") ; and

Whereas, A property owner is eligible for an increase if the tenant leaves an apartment that is uninhabitable due to lack of heat, hot water, electricity, repairs or sanitary conditions; and

Whereas, The vacancy bonus has resulted in removal of apartments from the rent stabilization system; and

Whereas, S.951, pending at the New York State Legislature, sponsored by State Senator Serrano, would repeal the Vacancy Bonus provisions of the Emergency Tenant Protection Act of 1974; and

Whereas, Enacting this law will help preserve affordable housing for low and middle income families in New York City; now, therefore, be it

Resolved, That the Council of the City of New York calls upon the New York State Legislature to pass and the Governor to sign S.951, which repeals provisions of the Emergency Tenant Protection Act of 1974 that allow a 20 percent rent increase bonus after the vacancy of a tenant in a rent stabilized unit.

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