Legislation Details (With Text)

File #:	Res 0244-2002	**Version:** *	**Name:**	Rent Increases, Refrigerator or Stove
Type:	Resolution		**Status:**	Filed
			In control:	Committee on Housing and Buildings
On agenda:	4/24/2002			
Enactment date:			**Enactment #:**	

Title: Resolution calling upon the New York State Division of Housing and Community Renewal to amend the Rent Stabilization Code to require that rent increases granted by the Division of Housing and Community Renewal for the cost of a new new refrigerator or new stove be eliminated upon the landlord's total recoupment of such disbursement.

Sponsors: Christine C. Quinn, Tony Avella, Gale A. Brewer, Helen D. Foster, Alan J. Gerson, Robert Jackson, Miguel Martinez, Joel Rivera, James Sanders, Jr.

Indexes:

Attachments:

Date	Ver.	Action By	Action	Result
4/24/2002	*	City Council	Introduced by Council	
4/24/2002	*	City Council	Referred to Comm by Council	
12/31/2003	*	City Council	Filed (End of Session)	

Res. No. 244

Resolution calling upon the New York State Division of Housing and Community Renewal to amend the Rent Stabilization Code to require that rent increases granted by the Division of Housing and Community Renewal for the cost of a new new refrigerator or new stove be eliminated upon the landlord's total recoupment of such disbursement.

By Council Members Quinn, Avella, Brewer, Foster, Gerson, Jackson, Martinez, Rivera and Sanders

Whereas, Paragraph (1) of subdivision (a) of Section 2522.4 of the Rent Stabilized Code allows owners to impose a rent increase for the installation of new equipment in an apartment, including refrigerators and stoves, only after the owner has obtained the tenant's written consent; and

Whereas, A tenant who does not consent to the installation of a new stove or refrigerator has little choice but to allow the repair of the existing appliance or accept replacement with a used stove or refrigerator; and

Whereas, Those tenants who consent to the installation of a new stove or refrigerator are subject to a permanent rent increase equal to 1/40th of the total cost of such appliance including the cost of installation but excluding finance charges; and

Whereas, It is inequitable to require tenants to continue to pay rent increases for the cost of an appliance long after the owner has been fully reimbursed; now, therefore be it

Resolved, That the Council of the City of New York calls upon the New York State Division of Housing and Community Renewal to amend the Rent Stabilization Code to require that rent increases granted by the Division of Housing and Community Renewal for the cost of a new refrigerator or new stove be eliminated upon the landlord's total recoupment of such disbursement.

powered by Legistar™