



Legislation Text

File #: Res 0065-2004, **Version:** *

Res. No. 65

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 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, Sanders, Gentile, Nelson and Reed

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.

