



Legislation Text

File #: Res 1435-2008, **Version:** *

Res. No. 1435

Resolution calling upon the New York State Legislature to pass, and the Governor to sign, Senate bill S.8235, and its Assembly companion bill A.11097, known as the Rent Board Reform Act of 2008.

By Council Members James, the Speaker (Council Member Quinn), Brewer, Comrie, Fidler, Mark-Viverito, Mealy, Mendez, Seabrook, White Jr. and Lappin

Whereas, According to Section 26-510 of the Administrative Code of the City of New York (Admin. Code), the Rent Guidelines Board (RGB) is charged with determining the appropriate level of rent increases for apartments occupied by approximately one million New Yorkers; and

Whereas, The members of the RGB serve an important public duty by establishing the “lease guidelines for apartments and hotels”; and

Whereas, Currently members of the RGB are appointed by the Mayor and are not subject to the advice and consent of the Council; and

Whereas, Conferring upon the Council the power to consent to the appointment of members of the RGB will give the Council the ability to evaluate the background in housing of proposed appointees and their qualifications to serve on the RGB; and

Whereas, The Rent Board Reform Act would also change the composition of the RGB to increase the tenant and owner representatives to three each from two and decrease the public members to three from five; and

Whereas, Currently state law, reflected in Section 26-511(c)(5a) of the Admin. Code, permits owners to impose a 20% rent increase when an apartment becomes vacant, irrespective of how recently such a “vacancy” increase was imposed; and

Whereas, According to Section 26-504.2 of the Admin. Code, any vacant apartment with a monthly rent of \$2,000 or more may be removed from the Rent Stabilization system; and

Whereas, These provisions create a substantial loss of Rent Stabilized units in New York City each year; and

Whereas, The Rent Board Reform Act of 2008 would eliminate the 20% vacancy bonus, which may result in apartments remaining in the Rent Stabilization system for a longer period of time; and

Whereas, The Rent Board Reform Act of 2008, also changes makes other changes to the Rent Stabilization Law by changing the methodology by which the RGB can determine rent increases and by eliminating leases, thereby establishing a “statutory tenancy” among other changes; and

Whereas, The Council finds that Rent Board Reform Act of 2008 would authorize a much needed review of the members of the Rent Guidelines Board and eliminate the 20% vacancy bonus, among other changes; 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, Senate bill S.8235 and its Assembly companion bill A. 11097, known as the Rent Board Reform Act of 2008.

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BJG
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