



New York State Tenants & Neighbors Coalition 2012 State Level Legislative Priorities

A1892: Rosenthal/S5699: Espailat

This bill would abolish the Maximum Collectible/Maximum Base Rent (MCR/MBR) system through which rent increases for rent controlled tenants are currently determined. Instead, the Rent Guidelines Board would determine what rent adjustments there should be, if any, for those rent controlled tenants whose landlords are entitled to collect an increase. (We are working on an amendment that would ensure that owners would continue to have to apply for rent adjustments, as they do under the MBR system.)

A06394 Kavanagh/S0741: Squadron

Section 1 would give the New York City Council an advice and consent role in the mayoral appointment of New York City Rent Guidelines Board members. It would remove a provision that the chair of the board serves at the pleasure of the Mayor. It provides for the removal of members for cause by the City Council and for the replacement of such members. It adds experience in public service, philanthropy, social services, urban planning, architecture, social sciences and with non-profit corporations to the list of qualifications for appointment as public members. Section 2 would amend the Emergency Tenant Protection Act of 1974. It would give the county executives of the counties of Nassau, Westchester and Rockland the power to appoint members of the county rent guidelines boards with the advice and consent of the respective county legislatures. It would provide for the removal of members for cause by the county legislature and for the replacement of such members. It adds experience in public service, philanthropy, social services, urban planning, architecture, social sciences and with non-profit corporations to the list of qualifications for appointment as public members.

A7234: Rosenthal/S5603: Espailat

This bill would amend the New York City administrative code to say that the Rent Guidelines Board can only vary the amount of the rent adjustment for Class A apartments based on the length of the lease. It would clarify that only the state legislature has the authority to create different classes of housing accommodation; the RGB does not. As a result, the RGB could no longer approve higher increases for some groups of tenants than for others, which they did in 2008 and 2009 when they voted to approve a minimum, or “supplemental” increase for tenants who had been living in their apartments for six years or more and whose rent was under \$1,000. (We are currently working on an amendment that would make this apply to the suburban counties as well.)

A8608: Titone/S1251: Addabbo

This bill would exclude social security payment and supplemental security income from the definition of “income” when determining eligibility for the Senior Citizen Rent Increase Exemption (SCRIE) program.

A1839: Rosenthal/S2298: Krueger

This bill would provide that no tenant of housing accommodations which are subject to rent control should be subject to a fuel cost adjustment or pass-along rent increase.

A4900: Rosenthal and Gottfried

This bill would require that any rent overcharge complaint based on fraud shall be reviewed by New York State Home and Community Renewal (HCR) irrespective of whether such fraud occurred outside of the four year period preceding the filing of such complaint. This bill codifies the New York State Court of Appeals decision in Grimm versus DHCR.

Other Legislative Priorities:

Preferential Rents: Tenants & Neighbors advocates for legislation that would make a preferential rent the legal regulated rent after three years.

Major Capital Improvement Rent Increases: Tenants & Neighbors advocates for legislation that would make Major Capital Improvement rent increases temporary surcharges, rather than permanent increases to the legal regulated rent, and that would have MCI increases be the same for rent controlled tenants as for rent stabilized tenants.

Failure to Register Rents: Tenants & Neighbors advocates for legislation that would establish meaningful penalties for landlords who fail to register their rent stabilized apartments with New York State Homes and Community Renewal (HCR) and mandate that the HCR impose those penalties.

Protect Tenants in Buildings Leaving Mitchell-Lama: Tenants & Neighbors and the P.I.E. Campaign, which we provide staff support to, are committed to ensuring that tenants in buildings that leave the Mitchell-Lama program have the protections of rent regulation, regardless of when their building was first occupied.

Other State Level Administrative Priorities:

The New York State Tenants & Neighbors Information Service, our 501c3 affiliate, is involved in an intensive administrative campaign to ensure that New York State Homes and Community Renewal (HCR) complies, in a timely fashion, with the requirement outlined in the Rent Act of 2011 that the agency promulgate rules and regulations regarding the enforcement of the rent laws.

** All bill numbers are from the 2011 legislative session*