



State rent regulation laws were updated in 2019, changing the way the New York City Rent Freeze Program processes rent increases.

This bulletin outlines how the changes affect Rent Freeze applications and adjustments. This information may be updated in accordance with additional guidelines issued by New York State Homes and Community Renewal (HCR).

Rent Freeze Program Information

www.nyc.gov/rentfreeze

Get Help

311

www.nyc.gov/contactscrie for SCRIE

www.nyc.gov/contactdrie for DRIE

Rent Freeze Walk-In Center

66 John Street, 3rd Floor

New York, NY 10038

Monday through Friday

8:30 a.m. to 4:30 p.m.

HCR Website

www.hcr.ny.gov

Bulletin: Rent Freeze Program Updates August 2019

Preferential Rent Policy

Under the new rent regulation laws passed in 2019, tenants who have a preferential rent agreement can continue to pay their preferential rent amount for the duration of their tenancy.

What's new for leases beginning on or after June 14, 2019?

- New Rent Freeze applicants who have a preferential rent agreement and meet all program eligibility criteria can have their rent frozen at their preferential rent amount. The tax abatement credit issued to landlords will be based upon rent increases to the preferential rent amount.

- For current Rent Freeze Program participants: If your frozen rent is based upon the legal regulated rent, the next time you renew, if you continue to meet all eligibility criteria, your rent may be re-frozen at the preferential rent amount on the lease in effect June 14, 2019.

What does this mean for landlords?

Landlords will see that their tax abatement credits will be based upon the preferential rent amounts. The credit will be the difference between the frozen rent amount and the preferential rent amount.

What should applicants submit?

New applicants must provide a prior and current lease that clearly indicate the preferential rent amounts. If the amounts are not listed on your lease, be sure to attach your preferential rent lease riders.

If you are already participating in the program, please do not submit a request for an adjustment until it is time for you to renew. Adjustments to your frozen rent will be reviewed upon your next renewal.

How will the frozen rent amount be determined for new applicants who have a preferential rent agreement?

Example:

Annual household income: \$35,000
 One-third of monthly household income: \$972.22 (\$35,000 ÷ 36)

Preferential Rent	
Prior Lease	\$1,000
Current Lease	\$1,025
Frozen Rent*	\$1,000
Monthly Tax Abatement Credit to the Landlord	\$25
*The frozen rent is the greater of the rent amount on your prior lease or one-third of your household's monthly income.	

How will the frozen rent amount be determined for renewing applicants who have a preferential rent agreement?

Example:

Annual household income: \$35,000
 One-third of monthly household income: \$972.22 (\$35,000 ÷ 36)

	Preferential Rent	Legal Regulated Rent
Prior Lease	\$1,000	\$1,200
Current Lease (in effect on June 14, 2019)	\$1,025	\$1,230
Frozen Rent (under prior policy)		\$1,200
Monthly Tax Abatement to the Landlord		\$30
Renewal Lease	\$1,050	\$1,260
New Frozen Rent (under new policy)	\$1,025	
Monthly Tax Abatement Credit to the Landlord	\$25	