



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](#)

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

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www.hcr.ny.gov

Bulletin: Rent Freeze Program Updates August 2019

Rent Control Unit Administration

For rent-controlled units, landlords apply with New York State Homes and Community Renewal for annual rent increases and fuel cost adjustments. The Rent Freeze Program freezes the rent of program participants, and allowable rent increases are covered by a tax abatement credit (TAC) to the landlord.

What's new?

- Fuel costs can no longer be added to tenants' rent.
- Annual maximum collectible rent increases are limited to the average of the last five Rent Guidelines Board increases for one-year leases, or 7.5%, whichever is less.

The new changes will not affect the frozen rent of current participants; however, they will affect the TAC associated with fuel cost adjustments already made for 2019, as well as future increases to the maximum collectible rent.

What to expect?

Landlords and tenants should expect tax abatement credit adjustment notices when the Department of Finance reviews fuel cost increases made for 2019. This means that the monthly tax abatement credit from July 1, 2019, through December 31, 2019, may decrease.

What should applicants submit?

Landlords should continue to submit the annual notice of maximum collectible rent (Form RN-26) attached to a Rent Freeze TAC adjustment form. Tenants may also submit the RN-26 form if their landlord has not done so. There is no need to apply for an adjustment to the 2019 fuel cost, as this will be adjusted by the Rent Freeze Program.