The City of New York Rent Guidelines Board
51 Chambers Street, Suite 202 • New York, NY 10007
212-385-2934 • email: ask@housingnyc.com • web address: housingnyc.com

Chairman: Marvin Markus
Executive Director: Andrew McLaughlin

Rent Guidelines Board Apartment Orders #1 through #41 (1969 to 2010)

Order Number	Leases Starting Between	One Year	Two Years	Three Years	Vacancy Allowance	Electrical Inclusion	Separate Stabilizer	Fair Market Rent Guidelines for Previously Controlled Units
41	10/1/09 to 9/30/10	3.0%[4] 2.5%[5]	6.0%[4] 5.0%[5]	--	--[1, 2]	None	None	Greater of MBR + 50% or H.U.D's Fair Market Rent[3]
	Where the most recent vacancy lease was executed six years or more prior to the date of the renewal lease under this Order, a minimum of 3.0% or $30, whichever is greater, for a one year lease (2.5% or $25, whichever is greater, where the tenant pays for heat) or 6.0% or $60, whichever is greater, for a two-year lease (5% or $50, whichever is greater, where the tenant pays for heat) shall apply.							
40	10/1/08 to 9/30/09	4.5%[4] 4.0%[5]	8.5%[4] 8.0%[5]	--	--[1, 2]	None	None	Greater of MBR + 50% or H.U.D's Fair Market Rent[3]
	Where the most recent vacancy lease was executed six years or more prior to the date of the renewal lease under this Order, a minimum of 4.5% or $45, whichever is greater, for a one year lease (4% or $40, whichever is greater, where the tenant pays for heat) or 8.5% or $85, whichever is greater, for a two-year lease (8% or $80, whichever is greater, where the tenant pays for heat) shall apply.							
39	10/1/07 to 9/30/08	3%	5.75%	--	--[1, 2]	None	None	Greater of MBR + 50% or H.U.D's Fair Market Rent[3]
38	10/1/06 to 9/30/07	4.25%[4] 3.75%[5]	7.25%[4] 6.75%[5]	--	--[1, 2]	None	None	Greater of MBR + 50% or H.U.D's Fair Market Rent[3]
37	10/1/05 to 9/30/06	2.75%[4] 2.25%[5]	5.5%[4] 4.5%[5]	--	--[1, 2]	None	None	Greater of MBR + 50% or H.U.D's Fair Market Rent[3]
36	10/1/04 to 9/30/05	3.5%[4] 3%[5]	6.5%[4] 6%[5]	--	--[1, 2]	None	None	Greater of MBR + 50% or H.U.D's Fair Market Rent[3]
35	10/1/03 to 9/30/04	4.5%	7.5%	--	--[1, 2]	None	None	Greater of MBR + 50% or H.U.D's Fair Market Rent[3]
34	10/1/02 to 9/30/03	2%	4%	--	--[1, 2]	None	None	Greater of MBR + 50% or H.U.D's Fair Market Rent[3]
33	10/1/01 to 9/30/02	4%	6%	--	--[1, 2]	None	None	Greater of MBR + 150% + Fuel Adjustments or H.U.D's Fair Market Rent[3]
32	10/1/00 to 9/30/01	4%	6%	--	--[1, 2]	None	None	Greater of MBR + 150% + Fuel Adjustments or H.U.D.'s Fair Market Rent [3]
	(Rent ≤$500, add $15) (Rent <$215 after appropriate increases in this order have been applied, will be $215)							
31	10/1/99 to 9/30/00	2%	4%	--	--[1, 6]	None	None	Greater of MBR + 150%+ Fuel Adjustments or H.U.D.'s Fair Market Rent [3]
	(Rent ≤$500, add $15) (Rent <$215 after appropriate increases in this order have been applied, will be $215)							

[1] No vacancy allowance is permitted except as provided by Sections 19 and 20 of the Rent Regulation Reform Act of 1997.

[2] In the event of a sublease, governed by subsivision (e) of Section 2525.6 of the Rent Stabilization Code, there is a 10% allowable increase.

[3] The fair market rent for existing housing as established by the U.S. Dept. of Housing and Urban Development (HUD) for the NY Primary Metropolitan Statistical Area pursuant to Section 8c (1) of the U.S. Housing Act of 1937, as found at 42 U.S. Code Section 1437f and 24 C.F.R. Part 888, with such Fair Market Rents to be adjusted accordingly whether the tenant pays his own gas and/or electric charges as part of his rent as such gas and/or electric charges are determined by the NYC Housing Authority.

[4] If the owner provides heat at no charge to tenant. [5] If the tenant pays own heat.

[6] In the event of a sublease, governed by subsivision (e) of Section 2525.6 of the Rent Stabilization Code, there is a 0% allowable increase.

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30	10/1/98 to 9/30/99	2% (Rent <$450, add $15)[8]	4%	--	--[1, 7]	None	None	Greater of MBR + 80% + Fuel Adjustments or $650
29	10/1/97 to 9/30/98	2% (Rent ≤$400, add $15) [9]	4%	--	--[1, 7]	None	None	Greater of MBR + 40% + Fuel adjustment or MCR + 50% + Fuel Adjustment
28	10/1/96 to 9/30/97 (Rent ≤$400, add $20)	5%	7%	--	9%[10]	None	None	Greater of MBR + 40% + Fuel adjustment or MCR + 50% + Fuel Adjustment
27	10/1/95 to 9/30/96	2% (Rent ≤$400, add $20)	4%	--	8.5%[10]	None	None	Greater of 35% above MBR or 45% above the MCR
26	10/1/94 to 9/30/95	2% (Rent<$400, add $15)[12]	4%	--	10% or 5%[10, 11]	None	None	Greater of 35% above MBR or 40% above the MCR
25	10/1/93 to 9/30/94	3%	5%	--	5, 3, or 0%[10, 13]	None	None	MCR + 40%
24	10/1/92 to 9/30/93	3%	5%	--	5%[10]	None	None	MBR +15% + Fuel Adjustment
23	10/1/91 to 9/30/92	4%	6.5%	--	5%[10]	None	None	MBR + 15% + Fuel Adjustment
22	10/1/90 to 9/30/91	4.5%	7%	--	5%[10]	None	None	MCR + 35% + Fuel Adjustment
21	10/1/89 to 9/30/90	5.5% (Rent < $325, add $5)[14]	9%	--	12%[10]	None	None	Greater of 25% above MBR or 45% above MCR + Fuel Adjustment
20	10/1/88 to 9/30/89	6% (Rent < $325, add $5)[15]	9%	--	12%[10]	None	None	Greater of 25% above MBR or 45% above MCR + Fuel Adjustment
19	10/1/87 to 9/30/88	3% (Rent < $325, add $10)[17]	6.5%	--	10%[16]	None	None	1986 MBR + Fuel Adjustment + 35%
18	10/1/86 to 9/30/87	6% (Rent < $350, add $15)[18]	9%	--	7.5%[16]	None	None	1986 MBR + Fuel Adjustment + 20%

[7] In the event of a sublease, governed by subsivision (e) of Section 2525.6 of the Rent Stabilization Code, there is a 5% allowable increase.

[8] Provided the monthly rent resulting from application of this level of increase or any portion thereof does not exceed $465.

[9] Provided the monthly rent resulting from application of this level of increase or any portion thereof does not exceed $415.

[10] If no other Vacancy Allowance was taken within the same guideline year.

[11] 10% for rents < $400[33], 5% for rents <$1000

[12] Applicable for apartments located in buildings with thirty or fewer dwelling units.

[13] 5% for rents < $500, 3% for rents ≥ $500 <$1000, 0% for rents ≥ $1000.

[14] Caps: Renewal Lease - $342.88 one year, $354.25 two years; Vacancy Lease - $381.88 one year, $393.25 two years.

[15] Caps: Renewal Lease - $344.50 one year, $354.25 two years; Vacancy Lease - $383.50 one year, $393.25 two years.

[16] If no vacancy allowance was taken under the previous order.

[17] Caps: Renewal Lease - $334.75 for one year lease, $346.13 for two year lease; Vacancy Lease - $367.25 for one year lease, $378.63 for two year lease.

[18] Caps: Renewal Lease - $371.00 for one year lease, $381.50 for two year lease; Vacancy Lease - $397.25 for one year lease, $407.75 for two year lease.

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17	10/1/85 to 9/30/86	4% (Rent < $300, add $15)[19]	6.5%	--	7.5%[16]	None	None	1984 MBR + Fuel Adjustment + 20%
16	10/1/84 to 9/30/85	6% (Rent < $250, add $10)[21]	9%	--[20]	7.5%[16]	None	None	1984 MBR + Fuel Adjustment + 15%
15	10/1/83 to 9/30/84	4% (Rent < $200, add $10)[23]	7%	10%	0, 5, 10, or 15%[22]	Minus 1%	None	1982 MBR+Fuel Adj.+20%
14	10/1/82 to 9/30/83	4%	7%	10%	None	Minus 1%	None	1982 MBR + Fuel Adj + 15%
13	10/1/81 to 9/30/82 [24]	10%[4] 6.5%[5]	13%[4] 9.5%[5]	16%[4] 12.5%[5]	15%	4%	None	20% above 1980 MBR
12, 12a	7/1/80 to 6/30/81 [25]	11%[4] 5%[5]	14%[4] 7%[5]	17%[4] 9%[5]	5%[26], 10%[27] 15%[28]	1.5%	None	15% above 1980 MBR
11, 11a, 11b[29]	7/1/79 to 6/30/80	8.5%	12%	15%	5%[30] or 15%[31]	None	None	20% above 1978 MBR
10b,c,d,e	7/1/78 to 6/30/79	2.5%[32]	2%[32]	.5%[32]	10%[33]	--	--	
10,10a	7/1/78 to 6/30/79	4.5%	6.5%	8.5%	5%	0.5%	None	15% above 1978 MBR
9	7/1/77 to 6/30/78	6.5%	8.5%	11.5%	5%	4%[34]	None	20% above 1976 MBR
8[35]	7/1/76 to 6/30/77	6.5%	8%	11.0%	5%	3.5%[34]	None	15% above 1976 MBR

[19] Caps: Renewal Lease - $312 for one year lease, $319.50 for two year lease; Vacancy Lease - $334.50 for one year lease, $342.00 for two year lease.

[20] Owners no longer required to offer a three year lease effective 10/1/83.

[21] Caps: Renewal Lease - $265 for one year lease, $272.50 for two year lease; Vacancy Lease - $283.75 for one year lease, $291.25 for two year lease.

[22] 0% if 15% or more vacancy allowance has been charged since 7/1/79.
5% if less than 15% but more than 0% vacancy allowance has been charged since 6/1/79.
10% if the last vacancy allowance was charged between 7/1/75 and 6/30/79.
15% if no vacancy allowance has been charged in any guidelines period since 7/1/75.
If rent is < $200, see box with Vacancy Allowance Caps.

[23] Caps: Renewal Lease without electric - $208 one year; $214 two years, $220 three years.
Renewal Lease with electric - $206 one year, $212 two years, $218 three years.

Caps on Vacancy Allowance for Rents < $200

	Owner pays elec.			Tenant pays elec.		
	1yr	2yr	3yr	1yr	2yr	3yr
0%	$206	$212	$218	$208	$214	$220
5%	$216	$222	$228	$218	$224	$230
10%	$226	$232	$238	$228	$234	$240
15%	$236	$242	$248	$238	$244	$250

[24] Starting with Order #13, rent increases are based on the legal rent in effect on September 30 prior to the guideline period.

[25] This guideline period is for fifteen months.

[26] If there has been a change in tenancy since 7/1/75. [27] If there has been no change in tenancy since 7/1/75.

[28] Vacancy increase over 6/30/81 rent for new leases starting on or after 7/1/81 and on or before 9/30/81.

[29] A fuel surcharge of $8 per month is in effect one year from the starting day of any leases commencing between 7/1/79 and 6/30/80.

[30] For leases beginning between 7/1/79 and 1/31/80.

[31] For leases beginning between 2/1/80 and 6/30/80.

[32] In addition to the base adjustment permitted under order #10a, these fuel adjustments for one, two and three year leases could be charged effective 3/1/79. Additional fuel adjustments were set down by Orders #10c,d and e as follows: 1) as of 1/1/80 in addition to the above, $12.00 per month per unit could be charged through 6/30/80; 2) starting 7/1/80, an $8.00 per month per unit fuel adjustment could be charged effective through the end of the lease. In all cases, these adjustments apply only where the landlord provides heat at no additional charge to the tenant. Also, none of these adjustments become part of the base rent and cannot be included in subsequent calculations of rent increases.

[33] For leases where apartment was vacated between 2/1/80 and 6/30/80.

[34] Only if no electrical inclusion was previously taken.

[35] Special adjustments apply for the first renewal lease of any apartment decontrolled under the Vacancy Decontrol Law. See Supplemental Order #6a for specifics.

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7[35]	7/1/75 to 6/30/76	7.5%	9.5%	12.5%	5%	3.5%	None	22.5% above 1974 MBR
6,6a,6b,6c[35]	7/1/74 to 6/30/75	8.5%	10.5%	12%	None	2.5%[36]	None	15% above 1974 MBR
					[36] Applies only to leases starting on or after 9/1/74.			
5[37]	7/1/73 to 6/30/74	6.5%	8.5%	10.5%	5%[38]	None	None	
	[37] Vacancy Decontrol was in effect from 7/1/71 to 6/30/74.				[38] Effective only for apartments vacated before 6/30/71 and not subject to the Vacancy Decontrol Law.			
4[37]	7/1/72 to 6/30/73	6%	8%	10%	5%[38]	None	0.5%	
3	7/1/71 to 6/30/72	7%	9%	12%	10%[38]	None	1%	
2	7/1/70 to 6/30/71	6%	8%	11%	7.5%	None	1%	
1	7/1/68 to 6/30/70	10%[39]	10%	15%	5%[40] or 10%[41]	None	None	
	[39] A one-year lease extension at the same rental could be requested by the tenant.				[40] For two year leases.	[41] For three year leases.		