

New York City Rent Guidelines Board

Rent Guidelines Order No. 35

For leases commencing between October 1, 2003 through September 30, 2004

Renewal Guidelines

One-year lease.....4.5%
Two-year lease.....7.5%

No Supplemental Adjustment

Vacancy Allowance

Only as permitted by State statutory vacancy allowances*:

One-year lease.....17%
Two-year lease.....20%

Vacancy allowance for sublets.....10%

**See page 9 of July/August 2003 RSA Reporter for
State statutory vacancy allowance calculations.*

Special Guideline For Decontrolled Units Entering Stabilization

50% Above Maximim Base Rent; or,
the appropriate Fair Market Rent for Section 8 housing as established by
HUD for the New York City PMSA adjusted for gas and electric charges, whichever is greater.

County Rent Guidelines

*Following are 2003-2004 rent guidelines for Nassau, Rockland and Westchester Counties.
(Effective for Renewal Leases Commencing 10/1/03 - 9/30/04)*

NASSAU

One-year renewal lease: 5 %
Two-year renewal lease: 8 %
Vacancy allowance: State vacancy guidelines apply.

ROCKLAND

One-year renewal lease: 2.5 %
Two-year renewal lease: 4 %
Vacancy Allowance: State vacancy guidelines apply.

WESTCHESTER

One-year renewal lease: 2 %
Two-year renewal lease: 3 %
\$25 Supplement for apartments renting for under \$500.
Vacancy Allowance: State vacancy guidelines apply.