

New York City Rent Guidelines Board
Rent Guidelines Order No. 36

For leases commencing between October 1, 2004 through September 30, 2005

Renewal Guidelines – Owner Provides Heat

One-year lease.....3.5%

Two-year lease.....6.5%

Renewal Guidelines – Tenant Pays For Heat

One-year lease.....3.0%

Two-year lease.....6.0%

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 RSA Reporter
for State statutory vacancy allowance calculations.*

Special Guideline For Decontrolled Units Entering Stabilization

50% Above Maximum 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.