

New York City Rent Guidelines Board

Rent Guidelines Order No. 38

For leases commencing between October 1, 2006 through September 30, 2007

Renewal Guidelines – Owner Provides Heat:

One-year lease.....4.25%

Two-year lease.....7.25%

Renewal Guidelines – Tenant Pays For Heat:

One-year lease.....3.75%

Two-year lease..... 6.75%

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%

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.