

New York City Rent Guidelines Board

**Rent Guidelines Order No. 39**

For leases commencing between October 1, 2007 through September 30, 2008

Renewal Guidelines:

One-year lease.....3.00%

Two-year lease.....5.75%

**No Supplemental Adjustment.**

**Vacancy Allowance:**

Only as permitted by State statutory vacancy allowances \*:

One-year lease.....17.25%

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.