



**MEMORANDUM IN OPPOSITION
S1870A**

The Rent Stabilization Association of New York City (“RSA”) represents 25,000 diverse owners and managers who collectively manage more than one million apartments in every neighborhood and community throughout New York City. The RSA submits this memorandum in opposition of S1870A, which would require rent regulated building owners to provide rent records to prospective tenants who have paid a security deposit with the intention of entering into a lease agreement. The record production requirement would go back to records from “at minimum” 1974.

The record production requirement is unduly burdensome and punitive, as there is nothing to be gained from providing a prospective tenant with a rent history stretching back almost 50 years. The lookback period for any impermissible increases is, for all intents and purposes, limited to a 6-year period. Indeed, until 2019, landlords were not required to keep their rent records for more than 8 years, let alone 50 years, and as such this requirement is infeasible and impractical.

Additionally, the bill fails to achieve the purported justification given for the bill, which is to “make sure that prospective renters have an honest accounting of the rent history of the apartments they are considering leasing.” Once such a renter is a tenant, they have the right to obtain these rent records directly from the DHCR free of charge; there is no reason to require landlords to provide this type of voluminous rent record production going back 50 years to people who may not ultimately rent the apartment. Moreover, these rent records contain private information regarding prior tenants’ names, lease durations, and rental amounts; there should be limited disclosure of this private information, as has been the case since the inception of the DHCR and the rent registration system.

Accordingly, the RSA opposes S1870A.