

4312

2017-2018 Regular Sessions

I N S E N A T E

February 8, 2017

Introduced by Sens. KRUEGER, HAMILTON, HOYLMAN, MONTGOMERY, SERRANO --
read twice and ordered printed, and when printed to be committed to
the Committee on Housing, Construction and Community Development

AN ACT to amend the administrative code of the city of New York, the
emergency tenant protection act of nineteen seventy-four and the emer-
gency housing rent control law in relation to approval of major capi-
tal improvement rent increases and in relation to extending the length
of time over which major capital improvement expenses may be recovered

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEM-
BLY, DO ENACT AS FOLLOWS:

1 Section 1. Subparagraph (g) of paragraph 1 of subdivision g of section
2 26-405 of the administrative code of the city of New York, as amended by
3 section 31 of part A of chapter 20 of the laws of 2015, is amended to
4 read as follows:

5 (g) (I) COLLECTION OF SURCHARGES TO THE MAXIMUM RENT AUTHORIZED PURSU-
6 ANT TO ITEM (II) OF THIS SUBPARAGRAPH SHALL CEASE WHEN THE OWNER HAS
7 RECOVERED THE COST OF THE MAJOR CAPITAL IMPROVEMENT;

8 (II) There has been since July first, nineteen hundred seventy, a
9 major capital improvement [required for the operation, preservation or
10 maintenance of the structure. An adjustment under this subparagraph (g)
11 for any order of the commissioner issued after the effective date of the
12 rent act of 2015 shall be in an amount sufficient to amortize the cost
13 of the improvements pursuant to this subparagraph (g) over an eight-year
14 period for buildings with thirty-five or fewer units or a nine year
15 period for buildings with more than thirty-five units,]; PROVIDED THAT
16 THE COMMISSIONER FIRST FINDS THAT SUCH IMPROVEMENTS ARE DEEMED DEPRECIA-
17 BLE UNDER THE INTERNAL REVENUE CODE AND SUCH IMPROVEMENTS ARE REQUIRED
18 FOR THE OPERATION OR PRESERVATION OF THE STRUCTURE. HOWEVER, NO MAJOR
19 CAPITAL IMPROVEMENT RENT INCREASE WILL BE APPROVED BY THE DIVISION OF
20 HOUSING AND COMMUNITY RENEWAL UNLESS THE WORK PERFORMED IS AN ENHANCE-
21 MENT OR UPGRADE TO A HOUSING ACCOMMODATION OR SERVICE THEREIN; OR IS AN

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets
[] is old law to be omitted.

LBD02935-01-7

1 ADDITION TO SUCH HOUSING ACCOMMODATION AND OTHERWISE ELIGIBLE ACCORDING
2 TO THE PREREQUISITES FOR MAJOR CAPITAL IMPROVEMENT RENT INCREASES. ANY
3 REPAIR OR REPLACEMENT INTENDED TO MAINTAIN AN EXISTING SERVICE SHALL NOT
4 BE ELIGIBLE FOR A MAJOR CAPITAL IMPROVEMENT RENT INCREASE. NO APPLICA-
5 TION FOR A MAJOR CAPITAL IMPROVEMENT RENT INCREASE MAY BE APPROVED IF
6 THERE EXIST ANY OUTSTANDING HAZARDOUS VIOLATIONS AT THE TIME OF THE
7 CONSIDERATION OF SUCH APPLICATION, AS DETERMINED PURSUANT TO REGULATIONS
8 OF THE DIVISION OF HOUSING AND COMMUNITY RENEWAL OR ANY AGENCY ADMINIS-
9 TERING AND ENFORCING A BUILDING CODE IN THE JURISDICTION IN WHICH THE
10 PROPERTY IS LOCATED, UNLESS IT IS DETERMINED BY THE DIVISION OF HOUSING
11 AND COMMUNITY RENEWAL THAT SUCH WORK IS ESSENTIAL TO THE ALLEVIATION OF
12 THE VIOLATIONS AND SUCH APPROVAL IS CONSISTENT WITH THE PROVISIONS OF
13 THIS SECTION. EXCEPT IN THE CASE OF EMERGENCY OR GOOD CAUSE, THE OWNER
14 OF THE PROPERTY SHALL FILE, NOT LESS THAN THIRTY DAYS BEFORE THE
15 COMMENCEMENT OF THE IMPROVEMENT, WITH THE DIVISION OF HOUSING AND COMMU-
16 NITY RENEWAL A STATEMENT CONTAINING INFORMATION OUTLINING THE SCOPE OF
17 WORK, EXPECTED DATE OF COMPLETION FOR SUCH WORK AND AN AFFIDAVIT SETTING
18 FORTH THE FOLLOWING INFORMATION: (A) EVERY OWNER OF RECORD AND OWNER OF
19 A SUBSTANTIAL INTEREST IN THE PROPERTY OR ENTITY OWNING THE PROPERTY OR
20 SPONSORING THE IMPROVEMENT; AND (B) A STATEMENT THAT NONE OF SUCH
21 PERSONS HAD, WITHIN THE FIVE YEARS PRIOR TO THE IMPROVEMENT, BEEN FOUND
22 TO HAVE HARASSED OR UNLAWFULLY EVICTED TENANTS BY JUDGMENT OR DETERMI-
23 NATION OF A COURT OR AGENCY UNDER THE PENAL LAW, ANY STATE OR LOCAL LAW
24 REGULATING RENTS OR ANY STATE OR LOCAL LAW RELATING TO HARASSMENT OF
25 TENANTS OR UNLAWFUL EVICTION. UPON RECEIPT OF THE SCOPE OF WORK AND
26 AFFIDAVIT PROVIDED FOR HEREIN, THE DIVISION OF HOUSING AND COMMUNITY
27 RENEWAL SHALL PROVIDE THE TENANTS IN OCCUPANCY IN SUCH BUILDINGS WITH
28 SUCH INFORMATION. THE DIVISION OF HOUSING AND COMMUNITY RENEWAL SHALL,
29 IN ADDITION, IMPLEMENT PROCEDURES INCLUDING, BUT NOT LIMITED TO, ELICIT-
30 ING TENANT COMMENTS TO DETERMINE WHETHER MAJOR CAPITAL IMPROVEMENT REHA-
31 BILITATION WORK HAS BEEN SATISFACTORILY COMPLETED. NO MAJOR CAPITAL
32 IMPROVEMENT RENT INCREASE SHALL BECOME EFFECTIVE UNTIL ANY DEFECTIVE OR
33 DEFICIENT REHABILITATION WORK HAS BEEN CURED. THE INCREASE PERMITTED FOR
34 SUCH CAPITAL IMPROVEMENT SHALL BE COLLECTED AS A MONTHLY SURCHARGE TO
35 THE MAXIMUM RENT. IT SHALL BE SEPARATELY DESIGNATED AND BILLED AS SUCH
36 AND SHALL NOT BE COMPOUNDED BY ANY OTHER ADJUSTMENT TO THE MAXIMUM RENT.
37 THE SURCHARGE ALLOCABLE TO EACH APARTMENT SHALL BE AN AMOUNT EQUAL TO
38 THE COST OF THE IMPROVEMENT DIVIDED BY EIGHTY-FOUR, DIVIDED BY THE
39 NUMBER OF ROOMS IN THE BUILDING, AND THEN MULTIPLIED BY THE NUMBER OF
40 ROOMS IN SUCH APARTMENT; PROVIDED THAT THE SURCHARGE ALLOCABLE TO ANY
41 APARTMENT IN ANY ONE YEAR MAY NOT EXCEED AN AMOUNT EQUAL TO SIX PERCENT
42 OF THE MONTHLY RENT COLLECTED BY THE OWNER FOR SUCH APARTMENT AS SET
43 FORTH IN THE SCHEDULE OF GROSS RENTS. ANY EXCESS ABOVE SAID SIX PERCENT
44 SHALL BE CARRIED FORWARD AND COLLECTED IN FUTURE YEARS AS A FURTHER
45 SURCHARGE NOT TO EXCEED AN ADDITIONAL SIX PERCENT IN ANY ONE YEAR PERIOD
46 UNTIL THE TOTAL SURCHARGE EQUALS THE AMOUNT IT WOULD HAVE BEEN IF THE
47 AFOREMENTIONED SIX PERCENT LIMITATION DID NOT APPLY; or

48 § 2. Subparagraph (k) of paragraph 1 of subdivision g of section
49 26-405 of the administrative code of the city of New York, as amended by
50 chapter 749 of the laws of 1990, is amended to read as follows:

51 (k) The landlord has incurred, since January first, nineteen hundred
52 seventy, in connection with and in addition to a concurrent major capi-
53 tal improvement pursuant to subparagraph (g) of this paragraph, other
54 expenditures to improve, restore or preserve the quality of the struc-
55 ture. An adjustment under this subparagraph shall be granted only if
56 such improvements represent an expenditure equal to at least ten per

1 centum of the total operating and maintenance expenses for the preceding
2 year. An adjustment under this subparagraph shall be in addition to any
3 adjustment granted for the concurrent major capital improvement and
4 shall be [in an amount sufficient to amortize the cost of the improve-
5 ments pursuant to this subparagraph over a seven-year period] IMPL-
6 MENTED IN THE SAME MANNER AS SUCH MAJOR CAPITAL IMPROVEMENT AS A FURTHER
7 SURCHARGE TO THE MAXIMUM RENT.

8 § 3. Paragraph 6 of subdivision c of section 26-511 of the administra-
9 tive code of the city of New York, as amended by section 29 of part A of
10 chapter 20 of the laws of 2015, is amended to read as follows:

11 (6) provides criteria whereby the commissioner may act upon applica-
12 tions by owners for increases in excess of the level of fair rent
13 increase established under this law provided, however, that such crite-
14 ria shall provide [(a) as] IN REGARD to hardship applications, for a
15 finding that the level of fair rent increase is not sufficient to enable
16 the owner to maintain approximately the same average annual net income
17 (which shall be computed without regard to debt service, financing costs
18 or management fees) for the three year period ending on or within six
19 months of the date of an application pursuant to such criteria as
20 compared with annual net income, which prevailed on the average over the
21 period nineteen hundred sixty-eight through nineteen hundred seventy, or
22 for the first three years of operation if the building was completed
23 since nineteen hundred sixty-eight or for the first three fiscal years
24 after a transfer of title to a new owner provided the new owner can
25 establish to the satisfaction of the commissioner that he or she
26 acquired title to the building as a result of a bona fide sale of the
27 entire building and that the new owner is unable to obtain requisite
28 records for the fiscal years nineteen hundred sixty-eight through nine-
29 teen hundred seventy despite diligent efforts to obtain same from prede-
30 cessors in title and further provided that the new owner can provide
31 financial data covering a minimum of six years under his or her contin-
32 uous and uninterrupted operation of the building to meet the three year
33 to three year comparative test periods herein provided[; and (b) as to
34 completed building-wide major capital improvements, for a finding that
35 such improvements are deemed depreciable under the Internal Revenue Code
36 and that the cost is to be amortized over an eight-year period for a
37 building with thirty-five or fewer housing accommodations, or a nine-
38 year period for a building with more than thirty-five housing accommo-
39 dations, for any determination issued by the division of housing and
40 community renewal after the effective date of the rent act of 2015,
41 based upon cash purchase price exclusive of interest or service charg-
42 es]. Notwithstanding anything to the contrary contained herein, no
43 hardship increase granted pursuant to this paragraph shall, when added
44 to the annual gross rents, as determined by the commissioner, exceed the
45 sum of, (i) the annual operating expenses, (ii) an allowance for manage-
46 ment services as determined by the commissioner, (iii) actual annual
47 mortgage debt service (interest and amortization) on its indebtedness to
48 a lending institution, an insurance company, a retirement fund or
49 welfare fund which is operated under the supervision of the banking or
50 insurance laws of the state of New York or the United States, and (iv)
51 eight and one-half percent of that portion of the fair market value of
52 the property which exceeds the unpaid principal amount of the mortgage
53 indebtedness referred to in subparagraph (iii) of this paragraph. Fair
54 market value for the purposes of this paragraph shall be six times the
55 annual gross rent. The collection of any increase in the stabilized rent
56 for any apartment pursuant to this paragraph shall not exceed six

1 percent in any year from the effective date of the order granting the
2 increase over the rent set forth in the schedule of gross rents, with
3 collectability of any dollar excess above said sum to be spread forward
4 in similar increments and added to the stabilized rent as established or
5 set in future years;

6 § 4. Subdivision c of section 26-511 of the administrative code of the
7 city of New York is amended by adding three new paragraphs 6-b, 6-c and
8 6-d to read as follows:

9 (6-B) PROVIDES CRITERIA WHEREBY THE COMMISSIONER MAY ACT UPON APPLICA-
10 TION BY OWNERS FOR INCREASES IN EXCESS OF THE LEVEL OF FAIR RENT
11 INCREASE ESTABLISHED UNDER THIS LAW PROVIDED, HOWEVER, THAT SUCH CRITE-
12 RIA SHALL PROVIDE THAT:

13 (I) AS TO COMPLETED BUILDING-WIDE MAJOR CAPITAL IMPROVEMENTS, FIRST,
14 THAT A FINDING THAT SUCH IMPROVEMENTS ARE DEEMED DEPRECIABLE UNDER THE
15 INTERNAL REVENUE CODE AND SUCH IMPROVEMENTS ARE REQUIRED FOR THE OPERA-
16 TION OR PRESERVATION OF THE STRUCTURE;

17 (II) HOWEVER, NO MAJOR CAPITAL IMPROVEMENT RENT INCREASE WILL BE
18 APPROVED BY THE DIVISION OF HOUSING AND COMMUNITY RENEWAL UNLESS THE
19 WORK PERFORMED IS AN ENHANCEMENT OR UPGRADE TO A HOUSING ACCOMMODATION
20 OR SERVICE THEREIN; OR IS AN ADDITION TO SUCH HOUSING ACCOMMODATION AND
21 OTHERWISE ELIGIBLE ACCORDING TO THE PREREQUISITES FOR MAJOR CAPITAL
22 IMPROVEMENT RENT INCREASES. ANY REPAIR OR REPLACEMENT INTENDED TO MAIN-
23 TAIN AN EXISTING SERVICE SHALL NOT BE ELIGIBLE FOR A MAJOR CAPITAL
24 IMPROVEMENT RENT INCREASE;

25 (III) NO APPLICATION FOR A MAJOR CAPITAL IMPROVEMENT RENT INCREASE MAY
26 BE APPROVED IF THERE EXIST ANY OUTSTANDING HAZARDOUS VIOLATIONS AT THE
27 TIME OF THE CONSIDERATION OF SUCH APPLICATION, AS DETERMINED PURSUANT TO
28 REGULATIONS OF THE DIVISION OF HOUSING AND COMMUNITY RENEWAL OR ANY
29 AGENCY ADMINISTERING AND ENFORCING A BUILDING CODE IN THE JURISDICTION
30 IN WHICH THE PROPERTY IS LOCATED, UNLESS IT IS DETERMINED BY THE DIVI-
31 SION OF HOUSING AND COMMUNITY RENEWAL THAT SUCH WORK IS ESSENTIAL TO THE
32 ALLEVIATION OF THE VIOLATIONS AND SUCH APPROVAL IS CONSISTENT WITH THE
33 PROVISIONS OF THIS SECTION. EXCEPT IN THE CASE OF EMERGENCY OR GOOD
34 CAUSE, THE OWNER OF THE PROPERTY SHALL FILE, NOT LESS THAN THIRTY DAYS
35 BEFORE THE COMMENCEMENT OF THE IMPROVEMENT, WITH THE DIVISION OF HOUSING
36 AND COMMUNITY RENEWAL A STATEMENT CONTAINING INFORMATION OUTLINING THE
37 SCOPE OF WORK, EXPECTED DATE OF COMPLETION FOR SUCH WORK AND AN AFFIDA-
38 VIT SETTING FORTH THE FOLLOWING INFORMATION:

39 (A) EVERY OWNER OF RECORD AND OWNER OF A SUBSTANTIAL INTEREST IN THE
40 PROPERTY OR ENTITY OWNING THE PROPERTY OR SPONSORING THE IMPROVEMENT;
41 AND

42 (B) A STATEMENT THAT NONE OF SUCH PERSONS HAD, WITHIN THE FIVE YEARS
43 PRIOR TO THE IMPROVEMENT, BEEN FOUND TO HAVE HARASSED OR UNLAWFULLY
44 EVICTED TENANTS BY JUDGMENT OR DETERMINATION OF A COURT OR AGENCY UNDER
45 THE PENAL LAW, ANY STATE OR LOCAL LAW REGULATING RENTS OR ANY STATE OR
46 LOCAL LAW RELATING TO HARASSMENT OF TENANTS OR UNLAWFUL EVICTION.

47 UPON RECEIPT OF THE SCOPE OF WORK AND AFFIDAVIT PROVIDED FOR HEREIN,
48 THE DIVISION OF HOUSING AND COMMUNITY RENEWAL SHALL PROVIDE THE TENANTS
49 IN OCCUPANCY IN SUCH BUILDINGS WITH SUCH INFORMATION. THE DIVISION OF
50 HOUSING AND COMMUNITY RENEWAL SHALL, IN ADDITION, IMPLEMENT PROCEDURES
51 INCLUDING, BUT NOT LIMITED TO, ELICITING TENANT COMMENTS TO DETERMINE
52 WHETHER MAJOR CAPITAL IMPROVEMENT REHABILITATION WORK HAS BEEN SATISFAC-
53 TORILY COMPLETED. NO MAJOR CAPITAL IMPROVEMENT RENT INCREASE SHALL
54 BECOME EFFECTIVE UNTIL ANY DEFECTIVE OR DEFICIENT REHABILITATION WORK
55 HAS BEEN CURED.

1 (6-C) THE INCREASE PERMITTED FOR SUCH CAPITAL IMPROVEMENT SHALL BE
2 COLLECTED AS A MONTHLY SURCHARGE TO THE LEGAL REGULATED RENT. IT SHALL
3 BE SEPARATELY DESIGNATED AND BILLED AS SUCH AND SHALL NOT BE COMPOUNDED
4 BY ANY ANNUAL ADJUSTMENT OF THE LEVEL OF FAIR RENT PROVIDED FOR UNDER
5 SUBDIVISION B OF SECTION 26-510 OF THIS LAW. THE SURCHARGE ALLOCABLE TO
6 EACH APARTMENT SHALL BE AN AMOUNT EQUAL TO THE COST OF THE IMPROVEMENT
7 DIVIDED BY EIGHTY-FOUR DIVIDED BY THE NUMBER OF ROOMS IN THE BUILDING,
8 AND THEN MULTIPLIED BY THE NUMBER OF ROOMS IN SUCH APARTMENT; PROVIDED
9 THAT THE SURCHARGE ALLOCABLE TO ANY APARTMENT, IN ANY ONE YEAR MAY NOT
10 EXCEED AN AMOUNT EQUAL TO SIX PERCENT OF THE MONTHLY RENT COLLECTED BY
11 THE OWNER FOR SUCH APARTMENT AS SET FORTH IN THE SCHEDULE OF GROSS
12 RENTS. ANY EXCESS ABOVE SAID SIX PERCENT SHALL BE CARRIED FORWARD AND
13 COLLECTED IN FUTURE YEARS AS A FURTHER SURCHARGE NOT TO EXCEED AN ADDI-
14 TIONAL SIX PERCENT IN ANY ONE YEAR PERIOD UNTIL THE TOTAL SURCHARGE
15 EQUALS THE AMOUNT IT WOULD HAVE BEEN IF THE AFOREMENTIONED SIX PERCENT
16 LIMITATION DID NOT APPLY.

17 (6-D) COLLECTION OF SURCHARGES IN EXCESS OF THE LEVEL OF FAIR RENT
18 AUTHORIZED PURSUANT TO PARAGRAPH SIX-B AND SIX-C OF THIS SUBDIVISION
19 SHALL CEASE WHEN THE OWNER HAS RECOVERED THE COST OF THE MAJOR CAPITAL
20 IMPROVEMENT.

21 § 5. Paragraph 3 of subdivision d of section 6 of section 4 of chapter
22 576 of the laws of 1974, constituting the emergency tenant protection
23 act of nineteen seventy-four, as amended by section 30 of part A of
24 chapter 20 of the laws of 2015, is amended to read as follows:

25 (3) (I) COLLECTION OF SURCHARGES IN ADDITION TO THE LEGAL REGULATED
26 RENT AUTHORIZED PURSUANT TO SUBPARAGRAPH (II) OF THIS PARAGRAPH SHALL
27 CEASE WHEN THE OWNER HAS RECOVERED THE COST OF THE MAJOR CAPITAL
28 IMPROVEMENT;

29 (II) there has been since January first, nineteen hundred seventy-four
30 a major capital improvement [required for the operation, preservation or
31 maintenance of the structure. An adjustment under this paragraph shall
32 be in an amount sufficient to amortize the cost of the improvements
33 pursuant to this paragraph over an eight-year period for a building with
34 thirty-five or fewer housing accommodations, or a nine-year period for a
35 building with more than thirty-five housing accommodations, for any
36 determination issued by the division of housing and community renewal
37 after the effective date of the rent act of 2015,]; PROVIDED THAT THE
38 COMMISSIONER FIRST FINDS THAT SUCH IMPROVEMENTS ARE DEEMED DEPRECIABLE
39 UNDER THE INTERNAL REVENUE CODE AND SUCH IMPROVEMENTS ARE REQUIRED FOR
40 THE OPERATION OR PRESERVATION OF THE STRUCTURE. HOWEVER, NO MAJOR CAPI-
41 TAL IMPROVEMENT RENT INCREASE WILL BE APPROVED BY THE DIVISION OF HOUS-
42 ING AND COMMUNITY RENEWAL UNLESS THE WORK PERFORMED IS AN ENHANCEMENT OR
43 UPGRADE TO A HOUSING ACCOMMODATION OR SERVICE THEREIN; OR IS AN ADDITION
44 TO SUCH HOUSING ACCOMMODATION AND OTHERWISE ELIGIBLE ACCORDING TO THE
45 PREREQUISITES FOR MAJOR CAPITAL IMPROVEMENT RENT INCREASES. ANY REPAIR
46 OR REPLACEMENT INTENDED TO MAINTAIN AN EXISTING SERVICE SHALL NOT BE
47 ELIGIBLE FOR A MAJOR CAPITAL IMPROVEMENT RENT INCREASE. NO APPLICATION
48 FOR A MAJOR CAPITAL IMPROVEMENT RENT INCREASE MAY BE APPROVED IF THERE
49 EXIST ANY OUTSTANDING HAZARDOUS VIOLATIONS AT THE TIME OF THE CONSIDER-
50 ATION OF SUCH APPLICATION, AS DETERMINED PURSUANT TO REGULATIONS OF THE
51 DIVISION OF HOUSING AND COMMUNITY RENEWAL OR ANY AGENCY ADMINISTERING
52 AND ENFORCING A BUILDING CODE IN THE JURISDICTION IN WHICH THE PROPERTY
53 IS LOCATED, UNLESS IT IS DETERMINED BY THE DIVISION OF HOUSING AND
54 COMMUNITY RENEWAL THAT SUCH WORK IS ESSENTIAL TO THE ALLEVIATION OF THE
55 VIOLATIONS AND SUCH APPROVAL IS CONSISTENT WITH THE PROVISIONS OF THIS
56 SECTION. EXCEPT IN THE CASE OF EMERGENCY OR GOOD CAUSE, THE OWNER OF THE

1 PROPERTY SHALL FILE, NOT LESS THAN THIRTY DAYS BEFORE THE COMMENCEMENT
2 OF THE IMPROVEMENT, WITH THE DIVISION OF HOUSING AND COMMUNITY RENEWAL A
3 STATEMENT CONTAINING INFORMATION OUTLINING THE SCOPE OF WORK, EXPECTED
4 DATE OF COMPLETION FOR SUCH WORK AND AN AFFIDAVIT SETTING FORTH THE
5 FOLLOWING INFORMATION: (A) EVERY OWNER OF RECORD AND OWNER OF A SUBSTAN-
6 TIAL INTEREST IN THE PROPERTY OR ENTITY OWNING THE PROPERTY OR SPONSOR-
7 ING THE IMPROVEMENT; AND (B) A STATEMENT THAT NONE OF SUCH PERSONS HAD,
8 WITHIN THE FIVE YEARS PRIOR TO THE IMPROVEMENT, BEEN FOUND TO HAVE
9 HARASSED OR UNLAWFULLY EVICTED TENANTS BY JUDGMENT OR DETERMINATION OF A
10 COURT OR AGENCY UNDER THE PENAL LAW, ANY STATE OR LOCAL LAW REGULATING
11 RENTS OR ANY STATE OR LOCAL LAW RELATING TO HARASSMENT OF TENANTS OR
12 UNLAWFUL EVICTION. UPON RECEIPT OF THE SCOPE OF WORK AND AFFIDAVIT
13 PROVIDED FOR HEREIN, THE DIVISION OF HOUSING AND COMMUNITY RENEWAL SHALL
14 PROVIDE THE TENANTS IN OCCUPANCY IN SUCH BUILDINGS WITH SUCH INFORMA-
15 TION. THE DIVISION OF HOUSING AND COMMUNITY RENEWAL SHALL, IN ADDITION,
16 IMPLEMENT PROCEDURES INCLUDING, BUT NOT LIMITED TO, ELICITING TENANT
17 COMMENTS TO DETERMINE WHETHER MAJOR CAPITAL IMPROVEMENT REHABILITATION
18 WORK HAS BEEN SATISFACTORILY COMPLETED. NO MAJOR CAPITAL IMPROVEMENT
19 RENT INCREASE SHALL BECOME EFFECTIVE UNTIL ANY DEFECTIVE OR DEFICIENT
20 REHABILITATION WORK HAS BEEN CURED. THE INCREASE PERMITTED FOR SUCH
21 CAPITAL IMPROVEMENT SHALL BE COLLECTED AS A MONTHLY SURCHARGE TO THE
22 LEGAL REGULATED RENT. IT SHALL BE SEPARATELY DESIGNATED AND BILLED AS
23 SUCH AND SHALL NOT BE COMPOUNDED BY ANY ANNUAL RENT ADJUSTMENT AUTHOR-
24 IZED BY THE RENT GUIDELINES BOARD UNDER THIS ACT. THE SURCHARGE ALLOCA-
25 BLE TO EACH APARTMENT SHALL BE AN AMOUNT EQUAL TO THE COST OF THE
26 IMPROVEMENT DIVIDED BY EIGHTY-FOUR, DIVIDED BY THE NUMBER OF ROOMS IN
27 THE BUILDING, AND THEN MULTIPLIED BY THE NUMBER OF ROOMS IN SUCH APART-
28 MENT; PROVIDED THAT THE SURCHARGE ALLOCABLE TO ANY APARTMENT IN ANY ONE
29 YEAR MAY NOT EXCEED AN AMOUNT EQUAL TO SIX PERCENT OF THE MONTHLY RENT
30 COLLECTED BY THE OWNER FOR SUCH APARTMENT AS SET FORTH IN THE SCHEDULE
31 OF GROSS RENTS. ANY EXCESS ABOVE SAID SIX PERCENT SHALL BE CARRIED
32 FORWARD AND COLLECTED IN FUTURE YEARS AS A FURTHER SURCHARGE NOT TO
33 EXCEED AN ADDITIONAL SIX PERCENT IN ANY ONE YEAR PERIOD UNTIL THE TOTAL
34 SURCHARGE EQUALS THE AMOUNT IT WOULD HAVE BEEN IF THE AFOREMENTIONED SIX
35 PERCENT LIMITATION DID NOT APPLY, or

36 § 6. The second undesignated paragraph of paragraph (a) of subdivision
37 4 of section 4 of chapter 274 of the laws of 1946, constituting the
38 emergency housing rent control law, as amended by section 25 of part B
39 of chapter 97 of the laws of 2011, subparagraph 7 as amended by section
40 32 of part A of chapter 20 of the laws of 2015, is amended to read as
41 follows:

42 No application for adjustment of maximum rent based upon a sales price
43 valuation shall be filed by the landlord under this subparagraph prior
44 to six months from the date of such sale of the property. In addition,
45 no adjustment ordered by the commission based upon such sales price
46 valuation shall be effective prior to one year from the date of such
47 sale. Where, however, the assessed valuation of the land exceeds four
48 times the assessed valuation of the buildings thereon, the commission
49 may determine a valuation of the property equal to five times the equal-
50 ized assessed valuation of the buildings, for the purposes of this
51 subparagraph. The commission may make a determination that the valuation
52 of the property is an amount different from such equalized assessed
53 valuation where there is a request for a reduction in such assessed
54 valuation currently pending; or where there has been a reduction in the
55 assessed valuation for the year next preceding the effective date of the
56 current assessed valuation in effect at the time of the filing of the

1 application. Net annual return shall be the amount by which the earned
2 income exceeds the operating expenses of the property, excluding mort-
3 gage interest and amortization, and excluding allowances for obsoles-
4 cence and reserves, but including an allowance for depreciation of two
5 per centum of the value of the buildings exclusive of the land, or the
6 amount shown for depreciation of the buildings in the latest required
7 federal income tax return, whichever is lower; provided, however, that
8 (1) no allowance for depreciation of the buildings shall be included
9 where the buildings have been fully depreciated for federal income tax
10 purposes or on the books of the owner; or (2) the landlord who owns no
11 more than four rental units within the state has not been fully compen-
12 sated by increases in rental income sufficient to offset unavoidable
13 increases in property taxes, fuel, utilities, insurance and repairs and
14 maintenance, excluding mortgage interest and amortization, and excluding
15 allowances for depreciation, obsolescence and reserves, which have
16 occurred since the federal date determining the maximum rent or the date
17 the property was acquired by the present owner, whichever is later; or
18 (3) the landlord operates a hotel or rooming house or owns a cooperative
19 apartment and has not been fully compensated by increases in rental
20 income from the controlled housing accommodations sufficient to offset
21 unavoidable increases in property taxes and other costs as are allocable
22 to such controlled housing accommodations, including costs of operation
23 of such hotel or rooming house, but excluding mortgage interest and
24 amortization, and excluding allowances for depreciation, obsolescence
25 and reserves, which have occurred since the federal date determining the
26 maximum rent or the date the landlord commenced the operation of the
27 property, whichever is later; or (4) the landlord and tenant voluntarily
28 enter into a valid written lease in good faith with respect to any hous-
29 ing accommodation, which lease provides for an increase in the maximum
30 rent not in excess of fifteen per centum and for a term of not less than
31 two years, except that where such lease provides for an increase in
32 excess of fifteen per centum, the increase shall be automatically
33 reduced to fifteen per centum; or (5) the landlord and tenant by mutual
34 voluntary written agreement agree to a substantial increase or decrease
35 in dwelling space or a change in the services, furniture, furnishings or
36 equipment provided in the housing accommodations; provided that an owner
37 shall be entitled to a rent increase where there has been a substantial
38 modification or increase of dwelling space or an increase in the
39 services, or installation of new equipment or improvements or new furni-
40 ture or furnishings provided in or to a tenant's housing accommodation.
41 The permanent increase in the maximum rent for the affected housing
42 accommodation shall be one-fortieth, in the case of a building with
43 thirty-five or fewer housing accommodations, or one-sixtieth, in the
44 case of a building with more than thirty-five housing accommodations
45 where such permanent increase takes effect on or after September twen-
46 ty-fourth, two thousand eleven, of the total cost incurred by the land-
47 lord in providing such modification or increase in dwelling space,
48 services, furniture, furnishings or equipment, including the cost of
49 installation, but excluding finance charges provided further that an
50 owner who is entitled to a rent increase pursuant to this clause shall
51 not be entitled to a further rent increase based upon the installation
52 of similar equipment, or new furniture or furnishings within the useful
53 life of such new equipment, or new furniture or furnishings. The owner
54 shall give written notice to the commission of any such adjustment
55 pursuant to this clause; or (6) there has been, since March first, nine-
56 teen hundred fifty, an increase in the rental value of the housing

1 accommodations as a result of a substantial rehabilitation of the build-
2 ing or housing accommodation therein which materially adds to the value
3 of the property or appreciably prolongs its life, excluding ordinary
4 repairs, maintenance and replacements; or (7)(I) COLLECTION OF
5 SURCHARGES TO THE MAXIMUM RENT AUTHORIZED PURSUANT TO ITEM (II) OF THIS
6 CLAUSE SHALL CEASE WHEN THE OWNER HAS RECOVERED THE COST OF THE MAJOR
7 CAPITAL IMPROVEMENT; (II) there has been since March first, nineteen
8 hundred fifty, a major capital improvement [required for the operation,
9 preservation or maintenance of the structure; which for any order of the
10 commissioner issued after the effective date of the rent act of 2015 the
11 cost of such improvement shall be amortized over an eight-year period
12 for buildings with thirty-five or fewer units or a nine year period for
13 buildings with more than thirty-five units, or]; PROVIDED THAT THE
14 COMMISSIONER FIRST FINDS THAT SUCH IMPROVEMENTS ARE DEEMED DEPRECIABLE
15 UNDER THE INTERNAL REVENUE CODE AND SUCH IMPROVEMENTS ARE REQUIRED FOR
16 THE OPERATION OR PRESERVATION OF THE STRUCTURE. HOWEVER, NO MAJOR CAPI-
17 TAL IMPROVEMENT RENT INCREASE WILL BE APPROVED BY THE DIVISION OF HOUS-
18 ING AND COMMUNITY RENEWAL UNLESS THE WORK PERFORMED IS AN ENHANCEMENT OR
19 UPGRADE TO A HOUSING ACCOMMODATION OR SERVICE THEREIN; OR IS AN ADDITION
20 TO SUCH HOUSING ACCOMMODATION AND OTHERWISE ELIGIBLE ACCORDING TO THE
21 PREREQUISITES FOR MAJOR CAPITAL IMPROVEMENT RENT INCREASES. ANY REPAIR
22 OR REPLACEMENT INTENDED TO MAINTAIN AN EXISTING SERVICE SHALL NOT BE
23 ELIGIBLE FOR A MAJOR CAPITAL IMPROVEMENT RENT INCREASE. NO APPLICATION
24 FOR A MAJOR CAPITAL IMPROVEMENT RENT INCREASE MAY BE APPROVED IF THERE
25 EXIST ANY OUTSTANDING HAZARDOUS VIOLATIONS AT THE TIME OF THE CONSIDER-
26 ATION OF SUCH APPLICATION, AS DETERMINED PURSUANT TO REGULATIONS OF THE
27 DIVISION OF HOUSING AND COMMUNITY RENEWAL OR ANY AGENCY ADMINISTERING
28 AND ENFORCING A BUILDING CODE IN THE JURISDICTION IN WHICH THE PROPERTY
29 IS LOCATED, UNLESS IT IS DETERMINED BY THE DIVISION OF HOUSING AND
30 COMMUNITY RENEWAL THAT SUCH WORK IS ESSENTIAL TO THE ALLEVIATION OF THE
31 VIOLATIONS AND SUCH APPROVAL IS CONSISTENT WITH THE PROVISIONS OF THIS
32 SECTION. EXCEPT IN THE CASE OF EMERGENCY OR GOOD CAUSE, THE OWNER OF THE
33 PROPERTY SHALL FILE, NOT LESS THAN THIRTY DAYS BEFORE THE COMMENCEMENT
34 OF THE IMPROVEMENT, WITH THE DIVISION OF HOUSING AND COMMUNITY RENEWAL A
35 STATEMENT CONTAINING INFORMATION OUTLINING THE SCOPE OF WORK, EXPECTED
36 DATE OF COMPLETION FOR SUCH WORK AND AN AFFIDAVIT SETTING FORTH THE
37 FOLLOWING INFORMATION: (A) EVERY OWNER OF RECORD AND OWNER OF A SUBSTAN-
38 TIAL INTEREST IN THE PROPERTY OR ENTITY OWNING THE PROPERTY OR SPONSOR-
39 ING THE IMPROVEMENT; AND (B) A STATEMENT THAT NONE OF SUCH PERSONS HAD,
40 WITHIN THE FIVE YEARS PRIOR TO THE IMPROVEMENT, BEEN FOUND TO HAVE
41 HARASSED OR UNLAWFULLY EVICTED TENANTS BY JUDGMENT OR DETERMINATION OF A
42 COURT OR AGENCY UNDER THE PENAL LAW, ANY STATE OR LOCAL LAW REGULATING
43 RENTS OR ANY STATE OR LOCAL LAW RELATING TO HARASSMENT OF TENANTS OR
44 UNLAWFUL EVICTION. UPON RECEIPT OF THE SCOPE OF WORK AND AFFIDAVIT
45 PROVIDED FOR HEREIN, THE DIVISION OF HOUSING AND COMMUNITY RENEWAL SHALL
46 PROVIDE THE TENANTS IN OCCUPANCY IN SUCH BUILDINGS WITH SUCH INFORMA-
47 TION. THE DIVISION OF HOUSING AND COMMUNITY RENEWAL SHALL, IN ADDITION,
48 IMPLEMENT PROCEDURES INCLUDING, BUT NOT LIMITED TO, ELICITING TENANT
49 COMMENTS TO DETERMINE WHETHER MAJOR CAPITAL IMPROVEMENT REHABILITATION
50 WORK HAS BEEN SATISFACTORILY COMPLETED. NO MAJOR CAPITAL IMPROVEMENT
51 RENT INCREASE SHALL BECOME EFFECTIVE UNTIL ANY DEFECTIVE OR DEFICIENT
52 REHABILITATION WORK HAS BEEN CURED. THE INCREASE PERMITTED FOR SUCH
53 CAPITAL IMPROVEMENT SHALL BE COLLECTED AS A MONTHLY SURCHARGE TO THE
54 MAXIMUM RENT. IT SHALL BE SEPARATELY DESIGNATED AND BILLED AS SUCH AND
55 SHALL NOT BE COMPOUNDED BY ANY OTHER ADJUSTMENT TO THE MAXIMUM RENT. THE
56 SURCHARGE ALLOCABLE TO EACH APARTMENT SHALL BE AN AMOUNT EQUAL TO THE

1 COST OF THE IMPROVEMENT DIVIDED BY EIGHTY-FOUR, DIVIDED BY THE NUMBER OF
2 ROOMS IN THE BUILDING, AND THEN MULTIPLIED BY THE NUMBER OF ROOMS IN
3 SUCH APARTMENT; PROVIDED THAT THE SURCHARGE ALLOCABLE TO ANY APARTMENT
4 IN ANY ONE YEAR MAY NOT EXCEED AN AMOUNT EQUAL TO SIX PERCENT OF THE
5 MONTHLY RENT COLLECTED BY THE OWNER FOR SUCH APARTMENT AS SET FORTH IN
6 THE SCHEDULE OF GROSS RENTS. ANY EXCESS ABOVE SAID SIX PERCENT SHALL BE
7 CARRIED FORWARD AND COLLECTED IN FUTURE YEARS AS A FURTHER SURCHARGE NOT
8 TO EXCEED AN ADDITIONAL SIX PERCENT IN ANY ONE YEAR PERIOD UNTIL THE
9 TOTAL SURCHARGE EQUALS THE AMOUNT IT WOULD HAVE BEEN IF THE AFOREMEN-
10 TIONED SIX PERCENT LIMITATION DID NOT APPLY; or (8) there has been since
11 March first, nineteen hundred fifty, in structures containing more than
12 four housing accommodations, other improvements made with the express
13 consent of the tenants in occupancy of at least seventy-five per centum
14 of the housing accommodations, provided, however, that no adjustment
15 granted hereunder shall exceed fifteen per centum unless the tenants
16 have agreed to a higher percentage of increase, as herein provided; or
17 (9) there has been, since March first, nineteen hundred fifty, a sublet-
18 ting without written consent from the landlord or an increase in the
19 number of adult occupants who are not members of the immediate family of
20 the tenant, and the landlord has not been compensated therefor by
21 adjustment of the maximum rent by lease or order of the commission or
22 pursuant to the federal act; or (10) the presence of unique or peculiar
23 circumstances materially affecting the maximum rent has resulted in a
24 maximum rent which is substantially lower than the rents generally
25 prevailing in the same area for substantially similar housing accommo-
26 dations.

27 § 7. Paragraph 5 of subdivision d of section 6 of section 4 of chapter
28 576 of the laws of 1974, constituting the emergency tenant protection
29 act of nineteen seventy-four, as amended by chapter 102 of the laws of
30 1984, is amended and a new paragraph 6 is added to read as follows:

31 (5) as an alternative to the hardship application provided under para-
32 graph four of this subdivision, owners of buildings acquired by the same
33 owner or a related entity owned by the same principals three years prior
34 to the date of application may apply to the division for increases in
35 excess of the level of applicable guideline increases established under
36 this law based on a finding by the commissioner that such guideline
37 increases are not sufficient to enable the owner to maintain an annual
38 gross rent income for such building which exceeds the annual operating
39 expenses of such building by a sum equal to at least five percent of
40 such gross rent. For the purposes of this paragraph, operating expenses
41 shall consist of the actual, reasonable, costs of fuel, labor, utili-
42 ties, taxes, other than income or corporate franchise taxes, fees,
43 permits, necessary contracted services and non-capital repairs, insur-
44 ance, parts and supplies, management fees and other administrative costs
45 and mortgage interest. For the purposes of this paragraph, mortgage
46 interest shall be deemed to mean interest on a bona fide mortgage
47 including an allocable portion of charges related thereto. Criteria to
48 be considered in determining a bona fide mortgage other than an institu-
49 tional mortgage shall include[;]: condition of the property, location of
50 the property, the existing mortgage market at the time the mortgage is
51 placed, the term of the mortgage, the amortization rate, the principal
52 amount of the mortgage, security and other terms and conditions of the
53 mortgage. The commissioner shall set a rental value for any unit occu-
54 pied by the owner or a person related to the owner or unoccupied at the
55 owner's choice for more than one month at the last regulated rent plus
56 the minimum number of guidelines increases or, if no such regulated rent

1 existed or is known, the commissioner shall impute a rent consistent
2 with other rents in the building. The amount of hardship increase shall
3 be such as may be required to maintain the annual gross rent income as
4 provided by this paragraph. The division shall not grant a hardship
5 application under this paragraph or paragraph four of this subdivision
6 for a period of three years subsequent to granting a hardship applica-
7 tion under the provisions of this paragraph. The collection of any
8 increase in the rent for any housing accommodation pursuant to this
9 paragraph shall not exceed six percent in any year from the effective
10 date of the order granting the increase over the rent set forth in the
11 schedule of gross rents, with collectability of any dollar excess above
12 said sum to be spread forward in similar increments and added to the
13 rent as established or set in future years. No application shall be
14 approved unless the owner's equity in such building exceeds five percent
15 of: (i) the arms length purchase price of the property; (ii) the cost of
16 any capital improvements for which the owner has not collected a
17 surcharge; (iii) any repayment of principal of any mortgage or loan used
18 to finance the purchase of the property or any capital improvements for
19 which the owner has not collected a surcharge; and (iv) any increase in
20 the equalized assessed value of the property which occurred subsequent
21 to the first valuation of the property after purchase by the owner. For
22 the purposes of this paragraph, owner's equity shall mean the sum of (i)
23 the purchase price of the property less the principal of any mortgage or
24 loan used to finance the purchase of the property, (ii) the cost of any
25 capital improvement for which the owner has not collected a surcharge
26 less the principal of any mortgage or loan used to finance said improve-
27 ment, (iii) any repayment of the principal of any mortgage or loan used
28 to finance the purchase of the property or any capital improvement for
29 which the owner has not collected a surcharge, and (iv) any increase in
30 the equalized assessed value of the property which occurred subsequent
31 to the first valuation of the property after purchase by the owner[.];
32 OR

33 (6) NOTWITHSTANDING PARAGRAPH THREE OF THIS SUBDIVISION THERE SHALL BE
34 NO ADJUSTMENT FOR ANY MAJOR CAPITAL IMPROVEMENT FUNDED IN ANY PART FROM
35 MONEYS PROVIDED BY THE NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT
36 AUTHORITY.

37 § 8. Paragraph 1 of subdivision g of section 26-405 of the administra-
38 tive code of the city of New York is amended by adding a new subpara-
39 graph (p) to read as follows:

40 (P) NOTWITHSTANDING SUBPARAGRAPH (G) OR (K) OF THIS PARAGRAPH, THERE
41 SHALL BE NO ADJUSTMENT FOR ANY MAJOR CAPITAL IMPROVEMENT OR FOR ANY
42 OTHER EXPENDITURES TO IMPROVE, RESTORE OR PRESERVE THE QUALITY OF A
43 STRUCTURE IF SUCH MAJOR CAPITAL IMPROVEMENT OR SUCH OTHER EXPENDITURE IS
44 FUNDED IN ANY PART FROM MONEYS PROVIDED BY THE NEW YORK STATE ENERGY
45 RESEARCH AND DEVELOPMENT AUTHORITY.

46 § 9. This act shall take effect immediately; provided that the amend-
47 ments to section 26-405 of the city rent and rehabilitation law made by
48 sections one, two and eight of this act shall remain in full force and
49 effect only so long as the public emergency requiring the regulation and
50 control of residential rents and evictions continues, as provided in
51 subdivision 3 of section 1 of the local emergency housing rent control
52 act; provided that the amendments to section 26-511 of the rent stabili-
53 zation law of nineteen hundred sixty-nine made by sections three and
54 four of this act shall expire on the same date as such law expires and
55 shall not affect the expiration of such law as provided under section
56 26-520 of such law, as from time to time amended; provided that the

1 amendments to section 6 of the emergency tenant protection act of nine-
2 teen seventy-four made by sections five and seven of this act shall
3 expire on the same date as such act expires and shall not affect the
4 expiration of such act as provided in section 17 of chapter 576 of the
5 laws of 1974, as from time to time amended; and provided that the amend-
6 ments to section 4 of the emergency housing rent control law made by
7 section six of this act shall expire on the same date as such law
8 expires and shall not affect the expiration of such law as provided in
9 subdivision 2 of section 1 of chapter 274 of the laws of 1946.