§ 4. **The emergency tenant protection act** of nineteen hundred seventy-four is hereby enacted to read as follows:

EMERGENCY TENANT PROTECTION ACT

OF NINETEEN SEVENTY-FOUR

Section 1. Short title.
2. Legislative finding.
3. Local determination of emergency; end of emergency.
4. Establishment of rent guidelines boards; duties.
5. Housing accommodations subject to regulation.
6. Regulation of rents.
7. Maintenance of services.
8. Administration.
9. Application for adjustment of initial legal regulated rent.
10. Regulations.
10-a. Right to sublease.
10-b. Major capital improvements and individual apartment improvements in rent regulated units.
11. Non-waiver of rights.
12. Enforcement and procedures.
12-a. Rent registration.
13. Cooperation with other governmental agencies.
14. Application of act.