

FACT SHEET



Andrew M. Cuomo, Governor

A PUBLICATION OF NEW YORK STATE
DIVISION OF HOUSING AND COMMUNITY RENEWAL
OFFICE OF RENT ADMINISTRATION

21 Special Rights of Senior Citizens

The law grants certain exemptions from rent increases to tenants who are senior citizens.

If a tenant or tenant's spouse is 62 years of age or older and is living in a rent regulated apartment, and the combined household income is at or below the income eligibility level and they are paying at least 1/3 of their disposable income toward their rent, the senior citizen tenant may qualify for the SENIOR CITIZEN RENT INCREASE EXEMPTION (SCRIE).

If a tenant qualifies for this program, the tenant is exempt from future rent guidelines increases, Maximum Base Rent increases, increases based on the owner's economic hardship and Major Capital Improvements. However, the tenant must pay the additional security deposit. When a current beneficiary permanently leaves the household, a remaining family member may file a transfer application to determine continued eligibility.

SCRIE In New York City

In NYC, the Department of Finance (DOF) administers the SCRIE program.

To apply for SCRIE, the tenant of a NYC rent controlled or rent stabilized apartment must file an application with:

NYC Department of Finance
SCRIE/DRIE Exemption
59 Maiden Lane, 19th Floor
New York, New York 10038
Web Site: www.nyc.gov/finance

Tenants may also contact New York City's Citizen Service Center by dialing 311.

In NYC, the income eligibility level will increase from \$29,000 to \$50,000 per household starting on July 1, 2014. Tenants receiving a NYC Senior Citizen Rent Increase Exemption (SCRIE) may choose a one-or two-year lease renewal. NYC senior citizen tenants may also carry this exemption from one apartment to another upon moving, upon the proper application being made to DOF.

SCRIE Outside New York City

In the counties outside of NYC covered by the Emergency Tenant Protection Act, the New York State Division of Housing and Community Renewal (DHCR) administers the SCRIE program. To apply for SCRIE, the tenant of the rent regulated apartment must file an application with:

DHCR
District Rent Office
75 South Broadway
White Plains, New York 10601
(914) 948-4434

Outside NYC, SCRIE is a local option and communities have different income eligibility limits and exemption allowances. Seniors applying for a SCRIE are required to choose a two-year renewal lease. Applications for SCRIE exemptions are made to the Division of Housing and Community Renewal on the Tax Abatement Certificate and Senior Citizen Rent Increase Exemption Application and Order (DHCR form RTP-13). Owners receive certificates for real estate tax payment. If you live in Nassau or Westchester County, call (914) 948-4434, to obtain an application and to inquire about your municipality's income eligibility level.

Municipalities outside of New York City with a SCRIE Program are listed below.

Nassau County

City of Glen Cove
Town of North Hempstead
Village of Hempstead
Village of Great Neck Plaza

Westchester County

Village of Croton on Hudson
Village of Dobbs Ferry
Town of Greenburgh
Village of Hastings on Hudson
Village of Irvington
Village of Larchmont
Town of Mamaroneck
Village of Mamaroneck
City of Mount Vernon

City of New Rochelle
City of Rye
Village of Ossining
Village of Pleasantville
Village of Sleepy Hollow
Village of Tarrytown
City of White Plains
City of Yonkers

Other rights for senior citizens include:

1. An owner cannot evict a tenant from a rent stabilized apartment in NYC if the tenant or the spouse of the tenant is 62 years of age or older, or has been a tenant in a dwelling unit in the building for 15 years or more, or is a disabled person unless the owner provides an equivalent or superior apartment at the same or lower rent in a nearby area.
2. An owner cannot evict a tenant from a rent stabilized apartment outside of NYC or a rent controlled apartment statewide when a member of the household lawfully occupying the apartment is 62 years of age or older, or has been a tenant in a dwelling unit in the building for 15 years or more, or is a disabled person.
3. An owner of an apartment or the shares allocated to it cannot evict a rent stabilized or rent controlled tenant statewide, for personal or immediate family use and occupancy, in buildings converted to a non-eviction cooperative.
4. A tenant 62 years of age or older may terminate his/her lease, without penalty, in order to move into a health care facility or senior citizen housing complex. If the senior citizen terminates the lease in order to move into a health care facility or senior citizen housing complex, the owner must receive at least 30 days written notice, accompanied by documentation of admission or pending admission to the health care facility or senior citizen housing complex.
5. All SCRIE recipients in any municipality are exempt from rent reductions for DHCR approved electrical conversions to individual metering (direct or sub-metering), as per the Rent Code Amendments of 2014 (RCA 2014). The cost of electricity remains included in the rent until the SCRIE recipient vacates. The owner is however, permitted to install electric conversion equipment in the apartment when it is occupied by the SCRIE recipient.
6. To obtain a Social Security benefit verification letter, you may visit:
www.socialsecurity.gov/myaccount, create an account and print a copy instantly.

For more information or assistance, you may visit your Borough Rent Office.

Queens
92-31 Union Hall Street
6th Floor
Jamaica, NY 11433

Lower Manhattan
25 Beaver Street
New York, NY 10004

Brooklyn
55 Hanson Place
6th Floor
Brooklyn, NY 11217

Bronx
1 Fordham Plaza
4th Floor
Bronx, NY 10458

Upper Manhattan
163 W. 125th Street
5th Floor
New York, NY 10027

Westchester
75 South Broadway
3rd Floor
White Plains, NY 10601