



New York State
Division of Housing and Community Renewal
Office of Rent Administration

Tenant Protection Regulations
New York City Rent Stabilization Code
Advisory Opinion 2019-1 (September 9, 2019)

*Revisions to the New York City Lease Rider and
the Emergency Tenant Protection Act Standard Lease Addenda*

This Advisory Opinion is issued pursuant to Section 2507.11 of the Tenant Protection Regulations and Section 2527.11 of the Rent Stabilization Code.

The Housing Stability and Tenant Protection Act (HSTPA) of 2019 which went into effect on June 14, 2019 made numerous changes to the rent regulation laws. These changes required DHCR to review and update the New York City Lease Rider and the Emergency Tenant Protection Act Standard Lease Addenda to reflect these changes.

These updated documents are required to be translated into the six languages required by the agency's Language Access Plan. The translated documents will appear on the agency's website, clearly identified as documents to be used "For Informational Purposes Only." The time required to revise and translate the documents coupled with the necessity to give owners and tenants a fair and reasonable opportunity to become aware of their creation, has compelled DHCR to create an effective date for their usage.

DHCR, in establishing that effective date had to also give further recognition to the fact that the documents are used in conjunction with the offering of Vacancy Leases and Renewal Leases, the latter of which must be offered as early as 150 days in advance of the expiration date of an existing lease and no later than 90 days in advance of such expiration date.

Accordingly, DHCR has determined that the effective date for implementation shall be October 24, 2019, which is 45 days from the issuance date of this Advisory Opinion. Any lease being offered on or after October 24, 2019 shall be required to have these updated documents attached. Any lease offered prior to October 24, 2019 may be offered with the updated documents or those previously in use. Please note, in all circumstances, the requirements of HSTPA are in effect as of June 14, 2019.

Woody Pascal
Deputy Commissioner for Rent Administration

This document is being issued for informational purposes only.

The original document which contains signatures of authorization is on file at DHCR's Office of Rent Administration.