

## Handout 1

### **Rent Act of 2015, § 12 -- Amendment to RSL § 26-511(c)(14)**

#### *Excerpt of New RSL § 26-511(c)(14)(i):*

Such housing accommodation shall be excluded from the provisions of this code pursuant to section 26-504.2 of this chapter when, subsequent to vacancy:

(i) such legal regulated rent prior to vacancy is two thousand five hundred dollars per month, or more, for any housing accommodation that is or becomes vacant after the effective date of the rent act of 2011 but prior to the effective date of the rent act of 2015.



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## Handout 2

### **Rent Act of 2015, § 11 -- Amendment to ETPA § 4(10)(a-2)**

#### *Excerpt of New ETPA § 4(10)(a-2):*

Such housing accommodation shall be excluded from the provisions of this act pursuant to paragraph thirteen of subdivision a of section five of this act when subsequent to vacancy:

(i) such legal regulated rent is two thousand five hundred dollars per month, or more, for any housing accommodation that is, or becomes, vacant after the effective date of the rent act of 2011 but prior to the effective date of the rent act of 2015.



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## Handout 3

### **Rent Act of 2015, § 12 -- Amendment to RSL § 26-511(c)(14)**

#### *Excerpt of New RSL § 26-511(c)(14)(ii):*

Such housing accommodation shall be excluded from the provisions of this code pursuant to section 26-504.2 of this chapter when, subsequent to vacancy:

(ii) such legal regulated rent is two thousand seven hundred dollars per month or more, provided, however that on January 1, 2016, and annually thereafter, the maximum legal regulated rent for this deregulation threshold shall be adjusted by the same percentage as the most recent one year renewal adjustment as adjusted by the relevant rent guidelines board, for any housing accommodation that is or becomes vacant on or after the rent act of 2015.



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## Handout 4

### **Rent Act of 2015, § 16-a -- Amendment to RSL § 26-511(c)(5-a)**

#### *Excerpt of New RSL § 26-511(c)(5-a):*

However, where the amount charged and paid by the prior tenant pursuant to paragraph fourteen of this subdivision, was less than the legal regulated rent, such increase to the legal regulated rent shall not exceed: five percent of the previous legal regulated rent if the last vacancy lease commenced less than two years ago; ten percent of the previous legal regulated rent if the last vacancy lease commenced less than three years ago; fifteen percent of the previous legal regulated rent if the last vacancy lease commenced less than four years ago; twenty percent of the previous legal regulated rent if the last vacancy lease commenced four or more years ago.



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