



# **IT'S TIME TO FIX OUR RENT LAWS AND PROTECT TENANTS**



**Tell Governor Cuomo and your State Senator to  
pass Assembly bill A.2674-A now! Join the fight,  
go to: <http://assembly.state.ny.us/Rent/>**



# **STRONGER RENT LAWS TO KEEP OUR HOMES AFFORDABLE.**



**Assembly Member O'Donnell** is fighting to strengthen New York's rent-regulation laws so building owners and landlords can't unfairly raise the rent—driving hardworking families out of our neighborhoods (A.2674-A).

## **Assembly Member Daniel O'Donnell**

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## **The Assembly's rent-regulation legislation would:**

- Repeal vacancy decontrol laws that permit landlords to remove apartments from rent regulation when they become vacant
- Reduce the amount of rent increase after vacancy and limit the allowable increase to one per year
- Allow a building owner to increase the amount of preferential rent only upon vacancy
- Limit a building owner's ability to recover a rent-regulated apartment for personal use to one unit and prevent a landlord from recovering an apartment rented by a long-term tenant or senior
- Give New York City greater control over its rent-control laws
- Limit individual apartment improvement rent increases to 1/60th of the cost of improvement
- Allow former federal Section 8 housing in New York City to be subject to rent regulation even if constructed after January 1974
- Extend the time period over which major capital improvement expenses are collected by landlords and cease rent surcharges once the cost of such improvements have been recovered