

How to Use the Rent Stabilized Building Listings

1. Buildings are grouped by zip code. Within each zip code, buildings are sorted first by street name and then by building number.
2. Some buildings have multiple addresses. If a building has two addresses (e.g. 415 E. 52nd, also known as 404 E. 53rd), *both* addresses are in the list.
3. The lists also indicate some additional information about the building if it was available:
 - Co-op or condominium status: If the building is a co-op or condominium, renters who move in AFTER the conversion date are NOT protected by rent stabilization regulations.
 - 421a or J-51: Buildings which are listed as “421-a” or “j-51” are stabilized because they took advantage of the 421-a or J-51 tax exemption program. These buildings remain rent stabilized for the length of the tax exemption, and thereafter may be deregulated if the buildings were not stabilized prior to the participation in the tax exemption program.
 - Multiple Dwelling Class: Hotel or Rooming House/Class B Multiple Dwelling status indicates a multiple dwelling which is generally occupied transiently. A Class A Multiple Dwelling generally is occupied as a permanent residence and are mostly apartment houses.
 - Type of Structure: hi-rise, garden complex, etc.
 - HCR provides a list of definitions of Rent Regulation and Building Status terms as well as a further explanation of buildings contained in these listings.