



# ***Changes in New York State Rent Law***

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*What You Need to Know*



## **Better Notice of Rent Increases and Lease Non-Renewals**

- If you live in an apartment that is not rent stabilized or controlled, there is still no limit on how much your landlord can increase your rent. However, your landlord must give you advanced written notice before they can raise your rent 5% or more.
- If your landlord decides not to renew your lease, they must also give you advance written notice. This applies to month-to-month tenants without a lease as well.
  - › If you have lived in your apartment two years or more, or if you have a two-year lease, your landlord must provide you with 90 days advance written notice before raising your rent or not renewing your lease.
  - › If you have lived in your apartment for more than one year, but less than two years, your landlord must provide you with 60 days advance notice before raising your rent or not renewing your lease.
  - › If you have lived in your apartment for less than one year, or have a lease for less than one year, your landlord must provide you with 30 days advance notice before raising your rent or not renewing your lease.

If your landlord does not provide you with the required written notice, you have the right to remain in the apartment at your current rent until you are given the written notice and the time period that applies to you of 90, 60, or 30 days, expires.