

FACT SHEET



Andrew M. Cuomo, Governor

A PUBLICATION OF NEW YORK STATE
DIVISION OF HOUSING AND COMMUNITY RENEWAL
OFFICE OF RENT ADMINISTRATION

#2 Rent Stabilization Lease Rider

By law, an owner must include a copy of the Rent Stabilization Rider with a tenant's vacancy and renewal lease. The Rider describes the rights and obligations of tenants and owners under the Rent Stabilization Law. The Rider is only informational; its provisions do not modify or become part of the lease. Nor does it replace or modify the Rent Stabilization Law or Code, or any order from the Division of Housing and Community Renewal (DHCR) or the New York City Rent Guidelines Board.

The Rider informs a rent stabilized tenant signing a vacancy lease of the legal regulated rent in effect immediately prior to the vacancy, and explains how the present rent was computed.

The owner must provide all rent stabilized tenants with a copy of the Rider as follows:

1. As an attachment to every vacancy lease signed by a new tenant on or after December 1, 1987;
2. As an attachment to every *"Renewal Lease Form"* (DHCR Form RTP-8).

A tenant who does not receive a copy of the Rider may file a *"Tenant's Complaint of Owner's Failure to Renew Lease and/or Failure to Furnish a Copy of a Signed Lease"* (DHCR Form RA-90). Tenants should use the "Additional Comments" section on the reverse side of that form to describe the complaint.

For more information or assistance, call the DHCR Rent InfoLine, or visit your Borough or County Rent Office.

Queens
92-31 Union Hall Street
6th Floor
Jamaica, NY 11433
(718) 739-6400

Lower Manhattan
25 Beaver Street
5th Floor
New York, NY 10004

Brooklyn
55 Hanson Place
7th Floor

Bronx
2400 Halsey Street
Bronx, NY 10461

Brooklyn, NY 11217

Upper Manhattan
163 W. 125th Street
5th Floor
New York, NY 10027

Westchester County
75 South Broadway
2nd Floor
White Plains, NY 10601