

TENANT BILL OF RIGHTS

AS A NEW YORK CITY TENANT, YOU HAVE THE RIGHT TO:

FAIR AND EQUAL ACCESS TO HOUSING

 A safe and accessible home regardless of age, color, criminal record, disability, gender, gender identity, height & weight, immigration status, lawful occupation, lawful source of income (this includes rent subsidies such as Section 8), marital or partnership status, military service, national origin, pregnancy, presence of children, race, religion/creed, sexual orientation and status as a victim of domestic violence, sexual violence or stalking.

HOUSING QUALITY

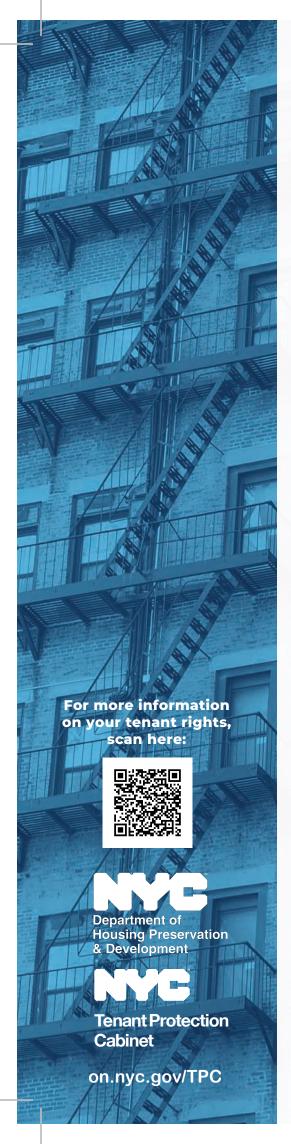
- A clean and well-maintained home clear of vermin, leaks, mold, and garbage, including public areas.
- Reliable provision of essential services, including consistent heat during heat season (October 1 May 31), and hot water.
- A safe environment with smoke and carbon monoxide detectors, adequate lighting in all common areas, and functioning locks.

LEASES & SECURITY DEPOSITS

- A mutually agreed upon lease, subject to at least 30 days' renewal notice from your landlord. Landlords are not allowed to charge you more than \$20 for an apartment application.
- A security deposit that does not exceed one month's rent, returnable within 14 days of your vacating the premises.

EVICTIONS & ILLEGAL LOCKOUTS

 Stay in your home unless your landlord has taken you to court and obtained a judgment of possession and warrant of eviction. Landlords cannot remove your belongings from your home, cut off utilities, or otherwise harass you to force you to leave your home.



 Have access to your home without being denied entry. Your landlord cannot change the locks without providing you with a key, remove the door, or otherwise keep you from getting into your home.

LANDLORD HARASSMENT & TENANT ORGANIZING

- A peaceful environment, free from landlord harassment.
- Organize a Tenant Association in your building.
- Take action if your rights are violated, including filing complaints with 311 without fear of retribution and/or suing your landlord in Housing Court to obtain repairs and stop harassment.

RENT-STABILIZED APARTMENTS

If you live in a rent stabilized unit, you have the right to:

- Limited rent increases, determined annually by the Rent Guidelines Board.
- A lease renewal of one or two years (same terms and conditions as original).
- To file a rent reduction order with NYS DHCR if your landlord fails to provide required essential services (heat, water, cooking gas, security, repairs, etc).
- Succession rights for family members and non-traditional family members living in the unit.
- Freeze rent if you are a senior or a person with disabilities (through the City's SCRIE and DRIE programs).

APARTMENTS COVERED BY GOOD CAUSE EVICTION

If you live in a building covered by Good Cause legislation:

- Your landlord cannot evict you without demonstrating "good cause" in court.
- You can challenge an unreasonable rent increase in court if you are sued for nonpayment of rent. A rent increase is considered unreasonable if it is higher than the "local rent standard." The local rent standard is defined as 5% + inflation (3.79% in 2025) or 10%, whichever is lower.

DO YOU KNOW YOUR TENANT RIGHTS? HAVE OTHER QUESTIONS?

CALL 311 AND ASK FOR THE TENANT HELPLINE.