



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.

EVICCTIONS & 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.

**For more information
on your tenant rights,
scan here:**



NYC

Department of
Housing Preservation
& Development

NYC

Tenant Protection
Cabinet

on.nyc.gov/TPC