



New York State  
Division of Housing and Community Renewal  
Office of Rent Administration

*New York City Rent Stabilization Code*

*Advisory Opinion 87-1 (May 1, 1987)*

***Pursuant to Section 2520.7 of the Rent Stabilization Code, where implementation of a provision would require new or significantly revised filing procedures or notice requirements, the DHCR may postpone the implementation of such provision, as required, for up to 180 days after the effective date of the Code, by an Advisory Opinion issued pursuant to Section 2527.11 of the Code. Where postponement is deemed necessary, current filing procedures, notice requirements, and forms to the extent that they are consistent with the provisions of the Code may continue to be utilized until such time as new forms are provided.***

Except as otherwise set forth below, the effective date for implementation of the following provisions of the Code shall be postponed to August 1, 1987:

- 1. a) Section 2527.3 - Notice to the Parties Affected  
Subdivision (a), which provides that the DHCR shall serve all parties adversely affected thereby with a copy of any application, complaint, answer or reply.
  - b) Section 2529.4 - Service and Filing of a PAR.  
Subdivision (b), which provides that the DHCR shall serve a copy of a PAR upon the adverse party.
  - c) The postponement to these sections applies only to PAR's and to applications relating to building-wide improvements, including MCI's and hardships.
2. Section 2522.4 - Adjustment of Legal Regulated Rent

The following provisions of this section establishing new processing standards and requirements shall be postponed to August 1, 1987.

*Subdivision/ (a)(2)(d) - "Useful Life" will continue to be applied to the extent currently utilized by the DHCR; a more extensive "Useful Life" schedule, including provisions for the waiver thereof under certain conditions shall be made available and relied upon by the DHCR on or after August 1, 1987.*

*This document is being reissued for informational purposes only.  
The original document which contains signatures of authorization is on file at DHCR's Office of Rent Administration.*



*Subdivision (a)(3)* - The accelerated MCI procedure.

*Subdivision (a)(8)* - The requirement that an application for an increase based upon an MCI be filed no later than 2 years after the completion of the installation or improvement.

*Subdivision (a)(12)* - The allocation by the DHCR on a per-room basis of a monthly rent adjustment pursuant to a building-wide improvement.

### 3. Section 2522.5 - Lease Agreements

*Subdivision (c)(1)* - The promulgation by the DHCR of a Lease Rider pursuant to this subdivision is postponed to August 1, 1987. However, the current Lease Rider promulgated by the DHCR on April 1, 1985 shall continue to be effective, except to the extent that any provisions thereof are inconsistent with the Code. Such inconsistencies in the present Rider include the required approval by the DHCR of increases based upon furnishing of new equipment in occupied apartments where the tenant consents; and the reference to an annual 15% limitation upon building-wide increases. Such increases are limited to 6%, which limitations shall not be waived by the DHCR. Owners must continue to furnish the present Rider to each tenant signing a vacancy or renewal lease. The new Rider will be provided to owners by the DHCR at the District Rent Offices no later than August 1, 1987.

*Subdivision (c)(2)* - The promulgation by the DHCR of a Spanish version of the Hotel Rights Rider is postponed to August 1, 1987. The imposition of penalties for failure to furnish a copy of the English version of the Hotel Rights Rider is postponed to June 1, 1987.

### 4. Section 2523.5 - Notice for Renewal of Lease and Renewal Procedure

*Subdivision (a)* - The required use of the new lease renewal notice form to be prescribed by the DHCR is postponed until October 1, 1987.

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*for Rent Administration*