



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

New York City Rent Stabilization Code

Advisory Opinion 88-2 (October 13, 1988)

***This Advisory Opinion is Issued Pursuant to
Sections 2522.5(c)(1) and 2527.11
of the Rent Stabilization Code.***

Pursuant to Advisory Opinion 87-5 issued on October 1, 1987, the New York State Division of Housing and Community Renewal ("DHCR") promulgated the new Rent Stabilization Lease Rider ("Rider"). Section 2522.5(c)(1) of the Code requires that the Rider also be available in Spanish.

Commencing November 1988, the DHCR will make the Spanish language version of the Rider available to owners, who must deliver a copy upon request to each rent stabilized tenant to whom the owner is required to furnish a copy of the Rider.

On and after January 1, 1989, the following penalties may be imposed where an owner fails to comply with a request for the Spanish language version of the Rider:

- A) If an owner does not respond to the tenant's request, the tenant may file form RA-90 ("Tenant's Complaint Of Owner's Failure To Renew Lease And/Or Failure To Furnish A Copy Of A Signed Lease".)
- B) Upon complaint by a tenant, the DHCR will order the owner to serve the Spanish language version of the Rider by certified mail. Non-compliance by the owner within 20 days of such order will result in the denial of any rent increases commencing on or after January 1, 1989, resulting from a guidelines lease adjustment, a Hardship, or a Major Capital Improvement, until the Spanish language Rider is served. The service of the Spanish language Rider will result in the prospective elimination of such penalty. In addition, an owner who fails to serve a tenant with the Spanish language Rider after being ordered to do so by the DHCR may be subject to monetary penalties.

For general informational purposes, a copy of DHCR Advisory Opinion 87-5 is included with this Advisory Opinion. Owners who are required to serve the Spanish language version of the Rider pursuant to a vacancy lease are particularly advised to consult the "For Vacancy Leases Only" Section of Advisory Opinion 87-5, which contains instructions for the completion of this section of the Rider.

The Spanish language version of the Rider will be available at DHCR's Public Information Offices commencing in November 1988, and will also be available at legal stationery stores.

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for Rent Administration*

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*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.*

