

# KNOW YOUR TENANT RIGHTS

## Rent Limits for Building Improvements

Under 2019 rent laws, landlords are limited in the frequency and amount in rent increases they can pass on from Major Capital Improvements (MCIs)

### Your landlord can charge you for “Major Capital Improvements” (MCIs):

**MCIs are defined as** improvements to the entire building that are essential for building preservation, energy efficiency, functionality or infrastructure.



**TIP** Landlords have to apply to DHCR for an MCI approval. You can challenge your landlord’s application.

### New MCI Rules:

MCI increases are only allowed when 1) 35% or more of a building is rent stabilized and 2) there are no class B or C violations with HPD.

Landlords can only apply for an MCI after completing work that benefits all tenants.

Note: These rules started on June 14, 2019 and apply even if construction began before that date.

### Cap on Rent Increases from MCIs:

MCIs increase the rent by the total reasonable cost, as determined by DHCR, divided by 144 (building has 35 or less units) or 150 (building has more than 35 units), divided by the total number of rooms in the building multiplied by the total number of rooms in your apartment.



**TIP** Your Landlord can only collect a 2% MCI increase in a 12 months period for all MCIs approved after June 16, 2012.

MCIs Expire after 30 Years.

### The 2019 rent laws finally begin to balance the scale:

Under old laws, MCI increases were permanent and could be collected in a lump sum; could be based on unreasonable costs and work done inside individual apartments; and the calculations were tilted heavily in the landlord’s favor.

*If you think your landlord illegally increased the rent, contact, contact Legal Services NYC at 917-661-4500, and request your rental history from HCR at 718-739-6400 (press 7 for rent history).*