

LEGISLATIVE DIGEST

[Emergency Ordinance - Administrative Code - Rent Increases During COVID-19 Pandemic]

Emergency ordinance to temporarily prohibit rent increases that would otherwise be permitted under the Administrative Code, due to the COVID-19 pandemic.

Existing Law

Section 37.3(a) of the Residential Rent Stabilization and Arbitration Ordinance regulates how landlords can raise rents on existing tenants.

Amendments to Current Law

The ordinance would suspend a landlord's right to raise rents on existing tenants under Section 37.3(a). All other rules and procedures for rent increases would continue to apply. For example, a landlord could still notice an annual increase on the tenant's anniversary date, and could file a rent increase petition with the Rent Board. But, the landlord could not actually impose the rent increase on the tenant until after the ordinance expires. Rent increases could apply going forward. The ordinance is an emergency ordinance, so it would go into effect immediately upon enactment and would expire on the 61st day after enactment, unless renewed.

Background Information

The ordinance is necessary to address the COVID-19 emergency. The ordinance is not intended to affect a landlord's rights under state law to increase the rent.

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