

# FACT SHEET



George E. Pataki, Governor  
Joseph H. Holland, Commissioner

A PUBLICATION OF NEW YORK STATE  
DIVISION OF HOUSING AND COMMUNITY RENEWAL  
OFFICE OF RENT ADMINISTRATION

## #2 Rent Stabilization Lease Rider

By law, an owner must include a copy of the Rent Stabilization Rider with a tenant's vacancy and renewal lease. The Rider describes the rights and obligations of tenants and owners under the Rent Stabilization Law. The Rider is only informational; its provisions do not modify or become part of the lease. Nor does it replace or modify the Rent Stabilization Law or Code, or any order from the Division of Housing and Community Renewal (DHCR) or the New York City Rent Guidelines Board.

The Rider informs a rent stabilized tenant signing a vacancy lease of the legal regulated rent in effect immediately prior to the vacancy, and explains how the present rent was computed.

The owner must provide all rent stabilized tenants with a copy of the Rider as follows:

1. As an attachment to every vacancy lease signed by a new tenant on or after December 1, 1987;
2. As an attachment to every "Renewal Lease Form" (DHCR Form RTP-8).

A tenant who does not receive a copy of the Rider may file a "Tenant's Complaint of Owner's Failure to Renew Lease and/or Failure to Furnish a Copy of a Signed Lease" (DHCR Form RA-90). Tenants should use the "Additional Comments" section on the reverse side of that form to describe the complaint.

DHCR will issue an order directing the owner to provide the tenant with the Rider. If the owner does not comply with the order within 20 days, the rent increases provided for in the new lease will be postponed until the Rider is provided. The owner may also be fined.

Copies of the Rider are available from DHCR, the Rent Stabilization Association, and the Real Estate Board of New York, Inc. For a copy of the Rider written in Spanish, contact the Central Public Information Office in Jamaica, Queens or your Borough Rent Office.

*For more information or assistance, call the DHCR Rent InfoLine, or visit your Borough or County Rent Office.*

**Central**  
92-31 Union Hall Street  
4th Floor  
Jamaica, NY 11433  
(718) 739-6400

**Lower Manhattan**  
156 William Street  
9th Floor  
New York, NY 10038  
South side of 110th St. and below

**Brooklyn**  
250 Schermerhorn Street  
3rd Floor  
Brooklyn, NY 11201

**Bronx**  
1 Fordham Plaza  
2nd Floor  
Bronx, NY 10458

**Upper Manhattan**  
163 W. 125th Street  
5th Floor  
New York, NY 10027  
North side of 110th St. and above

**Staten Island**  
60 Bay Street  
7th Floor  
Staten Island, NY 10301

**Nassau County**  
50 Clinton Street  
6th Floor  
Hempstead, NY 11550

**Rockland County**  
94-96 North Main Street  
Spring Valley, NY 10977

**Westchester County**  
55 Church Street  
White Plains, NY 10601