

FACT SHEET

ETPA



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

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

#1 RENT GUIDELINES BOARDS

The Emergency Tenant Protection Act of 1974 (ETPA) provides for the establishment of County Rent Guidelines Boards presently located in Nassau, Westchester, and Rockland counties. These Guideline Boards independently set the maximum allowable rates for rent adjustments effective October 1st each year for renewal and vacancy leases in ETPA apartments.

Each Board consists of nine members appointed by the Commissioner of the Division of Housing and Community Renewal (DHCR) based on recommendations from the Board of Legislators of each county. The members include two tenant representatives, two owner representatives and five public members with at least five years experience in finance, economics or housing. The Commissioner selects the Chair of each Board from among the public members.

The Boards serve part-time, meeting throughout the year to review cost and the availability of financing, cost of living indices and other relevant factors to arrive at the annual guidelines for rent adjustments. They also consider: the economic condition of the residential real estate industry including current and projected real estate taxes, supply of housing, vacancy rates, sewer and water rates, and gross operating maintenance costs (e.g. insurance rates, governmental fees, fuel and labor costs). DHCR policy research and analysis staff members provide additional information to Board members upon request.

For more information or assistance, call or visit your local rent offices.

Nassau
50 Clinton St. 6th Fl.
Hempstead, NY 11550
(516) 481-9494

Westchester
55 Church St.
White Plains, NY 10601
(914) 948-4434

Rockland
94-96 North Main St.
Spring Valley, NY 10977
(914) 425-6575