



State of New York  
**Division of Housing and Community Renewal**  
 Office of Rent Administration  
 Web Site: www.nyshcr.org

Gertz Plaza  
 92-31 Union Hall Street  
 Jamaica, NY 11433  
 (718) 739-6400

**Docket Number:**  
**(For DHCR use only)**

**Petition by Owner for High Income Rent Deregulation  
 2012 Filing Period**

This petition may be filed **only** when the owner has previously served the tenant with an Income Certification Form (DHCR Form RA-93CF) on or before May 1 of the year in which this petition is being filed **and** 1) the tenant has failed to return the Income Certification Form, or 2) the tenant has returned the Income Certification Form and the owner disputes the total annual income stated by the tenant, or 3) the tenant has returned the Income Certification Form and concedes therein that the total annual income exceeded \$200,000.00 in each of the two preceding calendar years. If any of these conditions are met, the owner may petition the Division of Housing and Community Renewal (DHCR) for a determination that the housing accommodation identified below qualifies for high income rent deregulation, which exempt from rent regulation housing accommodations having a "legal regulated rent" (rent stabilized) or "maximum rent" (rent controlled) of \$2,500.00 or more per month and which are occupied by persons who have a total annual income in excess of \$200,000.00 in each of the two preceding calendar years. Total annual income does not include the annual incomes of bona fide employees of occupants residing in the housing accommodation in connection with such employment or the annual incomes of bona fide subtenants in occupancy pursuant to Section 226-b of the Real Property Law. Owners may petition on this form for a determination of whether the housing accommodation identified below qualifies for deregulation based upon the above criteria. If the housing accommodation is found to qualify for exemption after DHCR's processing of this petition, DHCR will issue an order deregulating the housing accommodation. An original and one copy of this petition must be filed with DHCR **no later than June 30th** of each year. A petition that is filed late will be dismissed.

**An owner receiving J-51 or 421-a tax benefits is ineligible to file for High Income Rent Deregulation until after such benefits expire.**

**Part I  
 General Information**

**A. Mailing Address of Tenant(s):**

**B. Mailing Address of Owner:**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Number/Street: \_\_\_\_\_ Apt. No.: \_\_\_\_\_

Number/Street: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Building M.D.R. Number: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

\_\_\_\_\_  
 (Name of Owner if different from above.)

**C. Subject Building (if different from tenant's mailing address):**

Number and Street

Apartment Number

City, State, Zip Code

**Part II  
 The Petition**

**D. Check the Appropriate Box**

- The owner petitions DHCR to issue an order deregulating the housing accommodation based on the tenant's admission in the attached Income Certification Form that the total annual household income exceeded \$200,000.00 in each of the two preceding calendar years.
- The owner contests the household income stated by the tenant(s) in the attached Income Certification Form and requests verification.
- The owner requests verification of the household income because the tenant failed to properly return the Income Certification Form to the owner. A copy of the Income Certification Form served upon the tenant(s) is attached, along with proof of service of that form.

E. The housing accommodation is subject to the:

- NYC Rent Stabilization Law (City Rent Stabilization)     Emergency Tenant Protection Act (State Rent Stabilization)
- NYC Rent and Rehabilitation Law (City Rent Control)     Emergency Housing Rent Control Law (State Rent Control)

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F. Indicate the monthly legal regulated or maximum rent on each of the following dates: (See instructions)      Indicate the basis for rent change between dates:

_____	\$ _____	_____
Date Petition signed		
April 1, 20____	\$ _____	_____
April 1, 20____	\$ _____	_____
April 1, 20____	\$ _____	_____
April 1, 20____	\$ _____	_____
April 1, 20____	\$ _____	_____

G. The tenant(s) named on the lease or otherwise occupying the housing accommodations is (are):

\_\_\_\_\_  
\_\_\_\_\_

H. If there is any other person(s) who, although not named on the lease or not listed as such by the tenant on the attached Income Certification Form, occupies the housing accommodation as a primary residence on other than a temporary basis, enter the name(s) of such person(s) and explain the basis for your contention. Attach additional sheets if necessary.

\_\_\_\_\_  
\_\_\_\_\_

I. If you dispute the status of any person who may be listed by the tenant on the attached Income Certification Form as either a bona fide employee of the tenant residing in the housing accommodation in connection with his or her employment, or as a bona fide subtenant, list his or her name, and give the grounds upon which you dispute such status. Attach additional sheets if necessary.

\_\_\_\_\_  
\_\_\_\_\_

J. Date on which the tenant(s) began occupancy of the housing accommodation: \_\_\_\_\_

**Part III  
Affirmation**

(Does not require notarization.)

I have read the information on this form, and I affirm the contents to be true to my own knowledge or information and belief.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner/Agent

\_\_\_\_\_  
Print Name