



State of New York  
**Division of Housing and Community Renewal**  
Office of Rent Administration  
Gertz Plaza  
92-31 Union Hall Street  
Jamaica, New York 11433  
Website: www.nysdhcr.gov

## **Renewal Lease Form - Rider**

### **For Renewal Leases to be Offered During Pendency of High Income Deregulation Proceedings**

**This rider to the Notice of Renewal of Lease and Renewal Lease form is prescribed pursuant to Operational Bulletin 95-3, Section 2502.5(c)(7) of the Emergency Tenant Protection Regulations, and Section 2522.5(g) of the Rent Stabilization Code.**

Where a high income deregulation proceeding is pending before the Division of Housing and Community Renewal (DHCR), and the owner is required to offer a renewal lease to the tenant of the subject apartment, this Rider may be attached to and served with either the Emergency Tenant Protection Act "Notice of Renewal of Lease" or the New York City Rent Stabilization Law "Renewal Lease Form " (RTP-8 ETPA, and RTP-8, respectively). If so attached and served, its provisions become part of and modify the Notice and Renewal Lease. The text of this rider may not be modified or altered without the approval of this agency.

#### **Notice to Tenant:**

Pursuant to Section 5-a of the Emergency Tenant Protection Act, or Section 26-504.3 of the Rent Stabilization Law, the owner has commenced a proceeding before DHCR for deregulation of your apartment by filing a Petition by Owner for High Income Rent Deregulation on \_\_\_\_\_, 200 \_\_\_\_\_.  
(Date)

That proceeding is now pending before DHCR. If DHCR grants the petition for deregulation, this renewal lease shall be cancelled and shall terminate after 60 days from the date of issuance of an order granting such petition. In the event that you file a Petition for Administrative Review (PAR) the order of deregulation, or if you have already filed such PAR and it is pending before DHCR at the time you receive this Notice, and the PAR is subsequently dismissed or denied, this renewal lease shall be cancelled and shall terminate after 60 days from the issuance by DHCR of an order dismissing or denying the PAR.

Upon such termination of this renewal lease, the liability of the parties for the further performance of the terms, covenants and conditions of this renewal lease shall immediately cease.