



New York State  
Division of Housing and Community Renewal  
**Office of Rent Administration**

Tenant Protection Regulations  
New York City Rent Stabilization Code

Advisory Opinion 2014-1 AMENDED (July 7, 2014)

***Revisions to the New York City Lease Rider and the creation of  
an Emergency Tenant Protection Act Standard Lease Addenda***

This Advisory Opinion is issued pursuant to Section 2507.11 of the Tenant Protection Regulations and Section 2527.11 of the Rent Stabilization Code.

On January 8, 2014 DHCR issued Advisory Opinion 2014-1, which stated in part:

Pursuant to Section 2520.7 of the Rent Stabilization Code and 2500.6 of the Tenant Protection Regulations, the effective date for implementation of the amendments to Sections 2522.5(c)(1) and 2522.5(c)(3) of the Rent Stabilization Code and Section 2502.5(c) of the Tenant Protection Regulations will be delayed until the form referred to in those sections is finalized based on DHCR's review.

DHCR has concluded its review of the comments received on the proposed lease rider form and has also, in accordance with the requirements of the regulations cited above, retained a contractor provided by the Office of General Services, to translate the Rider and Standard Lease Addenda into the six languages required by the agency's Language Access Plan. The translated documents will appear on the agency's website, clearly identified as documents to be used "**For Informational Purposes Only**". The time required to revise and translate the documents coupled with the necessity to give owners and tenants a fair and reasonable opportunity to become aware of their creation, has necessitated that DHCR assign the following effective date for their usage.

DHCR, in establishing that effective date had to also give further recognition to the fact that the documents are used in conjunction with the offering of Vacancy Leases and Renewal Leases, the latter of which must be offered as early as 150 days in advance of the expiration date of an existing lease and no later than 90 days in advance of such expiration date.

Accordingly, while DHCR shall place the documents into use on its website on July 7, 2014, DHCR has determined that the required effective date for implementation shall be October 1, 2014. More specifically, any Vacancy Lease or Renewal Lease being offered on or after October 1, 2014 shall be required to attach the new/amended documents. Any leases offered prior to October 1, 2014 may be offered with the new/ amended documents or those versions that were previously in use.

Woody Pascal  
Deputy Commissioner for Rent Administration

*This document is being issued for informational purposes only.*

*The original document which contains signatures of authorization is on file at DHCR's Office of Rent Administration.*