

Table of Contents

PART I: HOUSING STABILITY AND TENANT PROTECTION ACT OF 2019	
Emergency Housing Rent Control Law	3
Rent and Eviction Regulations of the Division of Housing and Community Renewal	53
PART II: NEW YORK CITY HOUSING RENT CONTROL	
Local Emergency Housing Rent Control Law [State Enabling Act]	157
Rent and Eviction Regulations—New York City	179
New York City Rent and Rehabilitation Law	333
Rent Increase Exemption for Low Income Elderly Persons and Persons with Disabilities Administrative Code of the City of New York Title 26, Chapter 7	413
PART III: RENT STABILIZATION	
Rent Stabilization Law Administrative Code of the City of New York Title 26, Chapter 4	435
Rent Stabilization Code for Rent Stabilized Apartments in New York City Subchapter B of Chapter VIII of Subtitle S of Title 9 NYCRR	497
PART IV: EMERGENCY TENANT PROTECTION	
Emergency Tenant Protection Act of 1974	667
Emergency Tenant Protection Regulations	713
PART V: MISCELLANEOUS LAWS	
Part 2051 Rules of Practice for the Office of Rent Administration—Adjudicatory Proceedings	821
Destabilization Provisions of Real Property Tax Law	837
Unlawful Evictions Administrative Code of the City of New York Title 26, Chapter 5	981
Real Property Actions and Proceedings Law	987
Penal Law	991

PART VI: RESEARCH REFERENCES	995
APPENDIX A: TABLE OF CASES	999