

New York Rent Control Laws: Caps, Exemptions and Local Rules

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/new-york-rent-control-laws>

New York has no single statewide cap on rent, but rent stabilization covers many apartments in New York City and in localities that opted in. The 2024 Good Cause Eviction Law adds a reasonableness test for increases where it applies.

Key points

- Rent stabilization covers many apartments in New York City and in localities that opted in under the Emergency Tenant Protection Act, a smaller set of older units remains under rent control, and the Good Cause Eviction Law adds limits in covered places.
- An increase of 5 percent or more needs 30 days of written notice if the tenant has lived there under a year, 60 days for one to two years, and 90 days for more than two years.
- There is no statewide cap, but in places covered by the Good Cause Eviction Law an increase above the local rent standard, generally inflation plus 5 percent and never more than 10 percent, is presumed unreasonable.
- Rent stabilized tenants receive renewal lease offers with increases limited to the rates generally set by the local rent guidelines board.

New York at a glance

Rule	New York	Law
Rent control status	Rent stabilization covers many apartments in New York City and in localities that opted in under the Emergency Tenant Protection Act, a smaller set of older units remains under rent control, and the Good Cause Eviction Law adds limits in covered places.	Emergency Tenant Protection Act of 1974, Rent Stabilization Law and Real Property Law Article 6-A
Statewide cap on increases	There is no statewide cap, but in places covered by the Good Cause Eviction Law an increase above the local rent standard, generally inflation plus 5 percent and never more than 10 percent, is presumed unreasonable.	Good Cause Eviction Law (Real Property Law Article 6-A)

Rule	New York	Law
Notice before a rent increase	An increase of 5 percent or more needs 30 days of written notice if the tenant has lived there under a year, 60 days for one to two years, and 90 days for more than two years.	Real Property Law section 226-c
Notice before a rent increase	Rent stabilized tenants receive renewal lease offers with increases limited to the rates generally set by the local rent guidelines board.	Rent Stabilization Law and Code

Mistakes to avoid

- Assuming a unit is exempt without checking the exemption rules and any notice the exemption requires.
- Following state rules and missing a stricter city ordinance.
- Raising rent in the middle of a fixed term when the lease does not allow it.
- Giving less notice than the increase requires.

Verify current law

Laws named in this summary:

- Emergency Tenant Protection Act of 1974, Rent Stabilization Law and Real Property Law Article 6-A
- Good Cause Eviction Law (Real Property Law Article 6-A)
- Real Property Law section 226-c
- Rent Stabilization Law and Code
- Emergency Tenant Protection Act and local rent guidelines boards

Official sources:

- New York State Senate: Consolidated Laws of New York:
<https://www.nysenate.gov/legislation/laws/CONSOLIDATED>
- New York State Unified Court System: Housing Court and evictions:
<https://www.nycourts.gov/courts/nyc/housing/>

General information, not legal advice. Check current law and talk to a New York attorney before you act. Last reviewed October 29, 2026.