



# JAMES G. DIBBINI & ASSOCIATES, P.C.

*Attorneys At Law*

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## - NEWSLETTER -

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### Attention New York Landlords: Increase in Rent Deregulation Threshold for 2016

As of January 1, 2016, the rent deregulation threshold was raised from \$2,500 to \$2,700 pursuant to the Rent Act of 2015. This means that a rent stabilized or rent controlled apartment can be deregulated, and therefore no longer subject to the Division of Housing and Community Renewal (DHCR), if it is vacated and the rent or increased rent from the vacancy is \$2,700 or higher.

Additionally, an apartment can be deregulated without a vacancy if rent is equal to or exceeds \$2,700 and if the tenant's total annual income for the two preceding years exceeds \$200,000. The tenant's income is self-reported through Income Certification Forms (ICFs). The threshold of \$2,700 only applies to apartments in New York City; the threshold is \$2,733.75 for Nassau and Rockland Counties and \$2,747.25 or \$2,737.80 in Westchester County, the lesser if the tenant pays for heat or hot water.

If you have any questions about rent deregulation, would like to speak to an attorney about ways to have an apartment deregulated, or have an issue with DHCR registration or Fair Market Rent Appeals by tenants, contact James G. Dibbini & Associates, P.C. at 914-965-1011 or visit our website at [dibbinilaw.com](http://dibbinilaw.com).



**James G. Dibbini & Associates,  
P.C.**

### Everyday We Strive to Help Our Clients Reach or Exceed Their Legal Goals

It means so much to our entire firm when we receive testimonials from our clients thanking us for helping them with their legal issues. The following are two recent testimonials:

*Thank you for the outstanding advice and service in connection with my residential purchase. Your regular updates on the process of buying property in NY state were very helpful to me as this was my first purchase in the state. Every part of the buying process, from the negotiation, through to the contract, and culminating in a seamless closing meeting could only have happened with your focused attention to detail and timely and accurate instructions.*

*I know I will be seeking your services again when I have the opportunity to invest in NY state property again in*

## U.S. Homebuyers are Getting

### Older

CNN recently published an article about the American housing market. One interesting point was the change in the ages of homebuyers. The median age of homebuyers in 1985 was 35 but today it has jumped 44. Some speculate it is due to student loans and the fact that people are waiting later in life to get married and have families. The article discusses other housing market trends. To read the entire article, click [here](#).



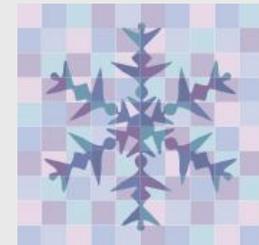
### **Thank you...**

Referrals from current/former clients and friends are the greatest compliment our firm receives. We are grateful for every referral, thank you!

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*the future.*  
- JM

*Jim, I would like to thank you, your Associate McCallion, and the rest of your organization for your help with our future project. My partner and I appreciate the effort, organization and follow thru you showed us throughout the process. After seeing the demands a building department can and does put upon an applicant, I can't imagine why one would go at it alone. We are excited about our upcoming venture, and can't wait to have you guys over for a well deserved meal.- MM*



### **Winter is Here: Keeping Warm While Saving Money**

You can save 10 percent on your winter heating bills by adjusting your thermostat 10 to 15 degrees cooler for the eight hours you're at work. If you cut it back an additional eight hours when you sleep, you might be able to save 20 percent on your heating bills this Winter!

To view other ways to save on home heating, click [here](#).

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Stay In Touch

