

Listed below are the statutory vacancy lease increases and the guidelines adopted by each of the Westchester County Rent Guidelines Board for leases commencing during the periods given below.

Period During which Lease Commenced	One Year Lease Term Renewal	Two Year Lease Term Renewal	Statutory Vacancy Increase	
			1 year	2 year
10/1/10 - 9/30/11	0%	0%	20%	20%
10/1/11 - 9/30/12	Greater of 2.5% or \$25 (2.0% or \$20 if owner does not provide heat and/or hot water)	Greater of 4% or \$40 (3.2% or \$32 if owner does not provide heat and/or hot water)	18.5%	20%
10/1/12 - 9/30/13	1.25% (1% if owner does not provide heat and/or hot water)	2.25% (1.8% if owner does not provide heat and/or hot water)	19%	20%
10/1/13 - 9/30/14	Greater of 3% or \$15 (Greater of 2.4% or \$12 if tenant pays for either heat or hot water)	Greater of 4% or \$20 (Greater 3.2% or \$16 if tenant pays for either heat or hot water)	19%	20%
10/1/14 - 9/30/15	1.5% (1.2% if tenant pays for either heat or hot water)	2.5% (2% if tenant pays for either heat or hot water)	19%	20%

**2. Major Capital Improvement Rent Increases Approved By DHCR**

Where an owner makes a building-wide improvement, such as the installation of a new boiler, the owner may be entitled to charge each rent stabilized tenant in the building a rent increase based on an MCI. The MCI increase cannot be charged until a DHCR order is issued authorizing the charge and setting the amount. The MCI increase is allocated on a per room basis, and becomes a permanent part of the legal regulated rent for the purpose of applying future rent increases. The DHCR computes the rent increase based upon a seven-year period of amortization of the verifiable costs of the MCI. There is a 15 percent cap on the amount of the increase that may be collected each year. (See **Fact Sheet #24**, "Major Capital Improvements (MCI)", for additional information.) The RCA 2014 provides that the portion of an MCI rent increase that is scheduled to be collected after the issuance date of a DHCR rent reduction order, cannot be collected. It becomes collectible on the effective date of a DHCR rent restoration order.

If an apartment is vacant or becomes vacant while an application to the DHCR for a MCI rent increase is pending, the owner must notify any incoming tenant of the basis for the previously filed application, and that the rent will be increased if the MCI application is approved. Failure to include this notice of anticipated rent increase in vacancy leases will result in no MCI increase being approved for this apartment during the term of the vacancy lease. An owner who charges such increases without this notification will be subject to overcharge penalties.