

Table II.

**HISTORY OF THE BOARD AND THE RENT REGULATION SYSTEM**  
 Highlights of Rent Regulation in New York

<b>1920</b>	Emergency Rent Laws of 1920 adopted in the wake of sharp increases in dispossession proceedings and declining construction following World War I.
<b>1927</b>	Construction of new dwelling units reaches an all time high of 107,185 for the year.
<b>1929</b>	Rent Laws of 1920 terminated as vacancy rates approached 8%.
<b>1943</b>	Federal rent controls first adopted as a wartime measure to address anticipated housing shortages.
<b>1946</b>	New York State adopts “stand-by” rent control legislation in the event federal controls expire.
<b>1947</b>	Federal law exempts new construction from rent controls as of February 1st.
<b>1951</b>	New York State takes over administration of rent control as federal controls expire.
<b>1953</b>	Vacant apartments in one and two family homes decontrolled. Across the board rent increases of 15% adopted for units not previously receiving increases under rent control.
<b>1958</b>	Apartments renting for more than \$416.66 unfurnished or \$500 furnished are decontrolled. This affected about 600 units.
<b>1962</b>	Administration of 1.8 million rent controlled apartments is transferred from the State to the City. Enabling legislation is adopted permitting local governments to enact rent regulations.
<b>1964</b>	City adopts luxury decontrol for certain high rent apartments, resulting in decontrol of about 5,000 rent controlled apartments.
<b>1968</b>	City adopts luxury decontrol for certain high rent apartments, resulting in decontrol of about 7,000 rent controlled apartments.
<b>1969</b>	Rent Stabilization Law enacted in response to plummeting vacancy rates. Buildings with six units or more constructed after 2/1/47 and previously decontrolled apartments in buildings with six units or more units are covered. Rent Guidelines Board is established. Real estate industry groups given power to promulgate a stabilization code subject to City review.
<b>1971</b>	Vacancy decontrol adopted for all units. City is prevented from adopting rent regulations more stringent than those already in effect.
<b>1974</b>	Decontrolled and destabilized units are re-regulated under the Emergency Tenant Protection Act of 1974.
<b>1983</b>	Omnibus Housing Act transfers administration of rent regulations from the City to the State Division of Housing and Community Renewal.
<b>1985</b>	Official involvement of the Rent Stabilization Association and the Metropolitan Hotel Industry Stabilization Association in promulgating codes governing rent stabilized units is terminated.
<b>1993</b>	Under the Rent Regulation Reform Act of 1993, the state begins deregulating high rent (\$2,000+) apartments upon vacancy. Also adopted is a high-income deregulation provision for occupied units with rents of \$2,000 or more as of October 1, 1993 with tenants whose household income exceeded \$250,000 in two previous years.
<b>1997</b>	Under the Rent Regulation Reform Act of 1997, the state expands high-income decontrol to cover households with incomes of \$175,000 or more. In addition, the state adopts a mandatory formula for rental increases upon vacancy.
<b>2003</b>	The Rent Law of 2003, in effect until 2011, limits the ability of NYC to pass laws concerning rent regulatory issues controlled by the State; allows for the deregulation of an apartment upon vacancy if the legal regulated rent may be raised above \$2000, even if the new rent the tenant pays is not actually an amount above \$2000; and permits an owner, upon renewal, to increase a rent stabilized tenant’s rent to the maximum legal regulated rent, regardless of whether a tenant has been paying a preferential rent (but does not prohibit contractual agreements between owners and tenants to maintain the preferential rent after renewal).