Series: Local Laws

Box# 050333
Local Law 31

Maximum base rents, public hearings, Int. No. 523-A

1979
Public hearings for new action

90 Day

L.0 9/7/79
A. 7/25/79
A. 7/25/79


e 5/22/79

11/3/79

Met Council on Housing 12/15/78 - ferms

Amendment - Deputy 3/7/79

30/78

The袢anet - Fairman - Building Code 3/7/79
5/5/25
marein maree - 4120
edward lehendik - 02657
marielle
Int. No. 523-A

REPORTS:

This bill would require that a public hearing be held for the purpose of collecting information when considering an increase or decrease in the maximum base rent (MBR) which is computed biennially. Notice of such public hearing is to be published in The City Record and a paper of general circulation for fourteen days prior to the date and would be open to the general public.

Counsel has received two letters commenting on this bill. A letter from the Metropolitan Council on Housing strongly recommends passage of this proposed bill and would recommend that, if the hearing should mandate it, consideration should be given to establish a lower MBR level.

Counsel to the Metropolitan Fair Rent Committee opposes this bill on the ground that such legislation is violative of the Urstadt law, since the MBR program was in existence on June 1, 1971 and any requirement of a public hearing would constitute more stringent and restrictive regulation and control.

Accordingly, your committee recommends its adoption as amended.

A LOCAL LAW to amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Be it enacted by the Council as follows:

Section 1. Subdivision a. of section 151-5.0 of the administrative code of the city of New York is hereby amended by adding a new paragraph (8) to follow paragraph (7) to read as follows:

(8) The city rent agency, prior to establishing biennially maximum base rents pursuant to this title and before establishing a maximum base rent which is different from the previously existing maximum base rent for dwellings covered by this law, shall hold a public hearing or hearings for the purpose of collecting information the city rent agency may consider in establishing maximum base rents. Notice of the date, time, location and summary of subject matter for the public hearing or hearings shall be published in the City Record for a period of not less than fourteen days, and at least once in one or more newspapers of general circulation at least fourteen days immediately preceding each hearing date, at the expense of the city of New York, and the hearing shall be open for testimony from any individual, group, association or representative thereof who wants to testify.

§ 2. This local law shall take effect immediately.

THOMAS J. MANTON, Chairman; MIRIAM FRIEDLANDER, SAMUEL HORowitz, WENDELL FOSTER, STANLEY E. MICHELS, JOSEPH SAVINO, JR., Committee on Housing and Buildings, May 18, 1979.

On motion of the Vice-Chairman (Council Member Cuite), the foregoing matter was canceled as a General Order for the day. (See ROLL CALL ON GENERAL ORDERS FOR THE DAY.)
LOCAL LAWS
OF
THE CITY OF NEW YORK
FOR THE YEAR 1979

No. 31:

Introduced by Council Members Michels, Manton and Steingut; also Council Members Codd, Foster, Friedlander, Greitzer, Messinger, Olmedo, Pinkett, Ryan, Trichter, Horwitz, Savino and Olivieri—

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Be it enacted by the Council as follows:

Section 1. Subdivision a. of section Y51-5.0 of the administrative code of the city of New York is hereby amended by adding a new paragraph (8) to follow paragraph (7) to read as follows:

(8) The city rent agency, prior to establishing biennially maximum base rents pursuant to this title and before establishing a maximum base rent which is different from the previously existing maximum base rent for dwellings covered by this law, shall hold a public hearing or hearings for the purpose of collecting information the city rent agency may consider in establishing maximum base rents. Notice of the date, time, location and summary of subject matter for the public hearing or hearings shall be published in the City Record for a period of not less than fourteen days, and at least once in one or more newspapers of general circulation at least fourteen days immediately preceding each hearing date, at the expense of the city of New York, and the hearing shall be open for testimony from any individual, group, association or representative thereof who wants to testify.

§ 2. This local law shall take effect immediately.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, s. s.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on June 5, 1979, and approved by the Mayor on June 22, 1979.

DAVID N. DINKINS, City Clerk, Clerk of the the Council.

CERTIFICATION PURSUANT TO MUNICIPAL HOME RULE LAW SECTION 27

Pursuant to the provisions of Municipal Home Rule Law Section 27, I hereby certify that the enclosed local law (Local Law No. 31 of 1979, Council Int. No. 523-A) contains the correct text and received the following vote at the meeting of the New York City Council on June 5, 1979: 41 for, none against.

Was approved by the Mayor on June 22, 1979.
Was returned to the City Clerk on June 25, 1979.

ALLEN G. SCHWARTZ, Corporation Counsel.
Report of the Committee on Housing and Buildings, in Favor of Approving and Adopting as Amended a Local Law to Amend the Administrative Code of The City of New York, in Relation to Holding Public Hearings Prior to Any Action by the City Rent Agency Affecting Maximum Base Rents.

The Committee on Housing and Buildings, to which was referred on October 26, 1978 (Minutes, page 1674), the annexed amended local law, respectfully

REPORTS:

This bill would require that a public hearing be held for the purpose of collecting information when considering an increase or decrease in the maximum base rent (MBR) which is computed biennially. Notice of such public hearing is to be published in The City Record and a paper of general circulation for fourteen days prior to the date and would be open to the general public.

Counsel has received two letters commenting on this bill.

A letter from the Metropolitan Council on Housing strongly recommends passage of this proposed bill and would recommend that, if the hearing should mandate it, consideration should be given to establish a lower MBR level.

Counsel to the Metropolitan Fair Rent Committee opposes this bill on the ground that such legislation is violative of the Urdstadt law, since the MBR program was in existence on June 1, 1971 and any requirement of a public hearing would constitute more stringent and restrictive regulation and control.

Accordingly, your committee recommends its adoption as amended.

A LOCAL LAW to amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Be it enacted by the Council as follows:

Section 1. Subdivision a. of section Y51-5.0 of the administrative code of the city of New York is hereby amended by adding a new paragraph (8) to follow paragraph (7) to read as follows:

(8) The city rent agency, prior to establishing biennially maximum base rents pursuant to this title and before establishing a maximum base rent which is different from the previously existing maximum base rent for dwellings covered by this law, shall hold a public hearing or hearings for the purpose of collecting information the city rent agency may consider in establishing maximum base rents. Notice of the date, time, location and summary of subject matter for the public hearing or hearings shall be published in the City Record for a period of not less than fourteen days, and at least once in one or more newspapers of general circulation at least fourteen days immediately preceding each hearing date, at the expense of the city of New York, and the hearing shall be open for testimony from any individual, group, association or representative thereof who wants to testify.

§ 2. This local law shall take effect immediately.

THOMAS J. MANTON, Chairman; MIRIAM FRIEDLANDER, SAMUEL HORWITZ, WENDELL FOSTER, STANLEY E. MICHELS, JOSEPH SAVINO, JR., Committee on Housing and Buildings, May 18, 1979.

Laid Over.
Int. No. 523-A

Report of the Committee on Housing and Buildings, in Favor of Approving and Adopting as Amended a Local Law to Amend the Administrative Code of The City of New York, in Relation to Holding Public Hearings Prior to Any Action by the City Rent Agency Affecting Maximum Base Rents.

The Committee on Housing and Buildings, to which was referred on October 26, 1978 (Minutes, page 1674), the annexed amended local law, respectfully

REPORTS:

This bill would require that a public hearing be held for the purpose of collecting information when considering an increase or decrease in the maximum base rent (MBR) which is computed biennially. Notice of such public hearing is to be published in The City Record and a paper of general circulation for fourteen days prior to the date and would be open to the general public.

Counsel has received two letters commenting on this bill.
A letter from the Metropolitan Council on Housing strongly recommends passage of this proposed bill and would recommend that, if the hearing should mandate it, consideration should be given to establish a lower MBR level.
Counsel to the Metropolitan Fair Rent Committee opposes this bill on the ground that such legislation is violative of the Urrstadt law, since the MBR program was in existence on June 1, 1971 and any requirement of a public hearing would constitute more stringent and restrictive regulation and control.

Accordingly, your committee recommends its adoption as amended.

Int. No. 523-A

A LOCAL LAW to amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Be it enacted by the Council as follows:

Section 1. Subdivision a. of section Y51-5.0 of the administrative code of the city of New York is hereby amended by adding a new paragraph (8) to follow paragraph (7) to read as follows:

(8) The city rent agency, prior to establishing biennially maximum base rents pursuant to this title and before establishing a maximum base rent which is different from the previously existing maximum base rent for dwellings covered by this law, shall hold a public hearing or hearings for the purpose of collecting information the city rent agency may consider in establishing maximum base rents. Notice of the date, time, location and summary of subject matter for the public hearing or hearings shall be published in the City Record for a period of not less than fourteen days, and at least once in one or more newspapers of general circulation at least fourteen days immediately preceding each hearing date, at the expense of the city of New York, and the hearing shall be open for testimony from any individual, group, association or representative thereof who wants to testify.

§ 2. This local law shall take effect immediately.

THOMAS J. MANTON, Chairman; MIRIAM FRIEDLANDER, SAMUEL HORNITZ, WENDELL FOSTER, STANLEY E. MICHELS, JOSEPH SAVINO, JR., Committee on Housing and Buildings, May 18, 1979.

Laid Over.
The third bill to be considered is Introductory Number 523-A, introduced by Councilmembers Michels, Manton and Steingut; also councilmembers Codd, Foster, Friedlander, Greitzer, Messinger, Olmedo, Pinkett, Ryan, Trichter, Horwitz, Savino and Olivieri. This bill will amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Introductory Number 523-A provides for public hearings to be held by the Department of Housing Preservation and Development before revising the maximum base rent allowable for rent controlled apartments. Thus, tenants of rent controlled apartments will also have an opportunity to make their views known before any revisions of the guidelines for such apartments are made.

Is there anyone to be heard in opposition?
Is there anyone to be heard in favor?
For the reasons I state earlier, I will sign this bill.
THE COUNCIL
The City of New York

Int. No. 523-A October 26, 1978

Introduced by Council Members Michels, Manton and Steingut; also Council Members Codd, Foster, Friedlander, Greitzer, Messinger, Olmedo, Pinkett, Ryan, Trichter, Horwitz, Savino and Olivier—read and referred to the Committee on Housing and Buildings. Amended May 22, 1979. Ordered Reprinted and laid over.

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Be it enacted by the Council as follows:

Section 1. Subdivision a. of section Y51-5.0 of the administrative code of the city of New York is hereby amended by adding a new paragraph (8) to follow paragraph (7) to read as follows:

(8) The city rent agency, prior to establishing biennially maximum base rents pursuant to this title and before establishing a maximum base rent which is different from the previously existing maximum base rent for dwellings covered by this law, shall hold a public hearing or hearings for the purpose of collecting information the city rent agency may consider in establishing maximum base rents. Notice of the date, time, location and summary of subject matter for the public hearing or hearings shall be published in the City Record for a period of not less than fourteen days, and at least once in one or more newspapers of general circulation at least fourteen days immediately preceding each hearing date, at the expense of the city of New York, and the hearing shall be open for testimony from any individual, group, association or representative thereof who wants to testify.

§ 2. This local law shall take effect immediately.
POOR QUALITY
INT. NO. 523-A

By: Council Members Michels and Steingut; also Council Members Codd, Foster, Friedlander, Greitzer, Messinger, Olmedo, Pinkett, Ryan and Trichter

SUBJECT: Holding public hearings prior to any action by the city rent agency affecting maximum base rents.

ADMINISTRATIVE CODE: Subdivision a of section Y51-3.0 is amended by adding a new paragraph (8).

INTENT: This bill would require that a public hearing be held for the purpose of collecting information when considering an increase or decrease in the maximum base rent (MBR) which is computed biennially. Notice of such public hearing is to be published in the City Record and a paper of general circulation for fourteen days prior to the date and would be open to the general public.

COMMENTS: Counsel has received two letters commenting on this bill.

A letter from the Metropolitan Council on Housing strongly recommends passage of this proposed bill and would recommend that if the hearing should mandate it, consideration should be given to establish a lower MBR level.

Counsel to the Metropolitan Fair Rent Committee opposes this bill on the ground that such legislation is violative of the Urstadt law, since the MBR program was in existence on June 1, 1971 and any requirement of a public hearing would constitute more stringent and restrictive regulation and control.

JS:arp
5-14-79
A LOCAL LAW

To amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Be it enacted by the Council as follows:

Section one. Subdivision a of section Y.51-5.0 of the administrative code of the city of New York is hereby amended by adding a new paragraph (8) to follow paragraph (7) to read as follows:

(8) The city rent agency, prior to establishing biennially maximum base rents pursuant to this title and before establishing a maximum base rent which is different from the previously existing maximum base rent for dwellings covered by this law, shall hold a public hearing or hearings for the purpose of collecting information the city rent agency may consider in establishing maximum base rents. Notice of the date, time, location and summary of subject matter for the public hearing or hearings shall be published in The City Record for a period of not less than fourteen days, and at least once in one or more newspapers of general circulation at least fourteen days immediately preceding each hearing date, at the expense of the city of New York, and the hearing shall be open for testimony from any individual, group, association or representative thereof who wants to testify.

§2. This local law shall take effect immediately.
Three bills that would require well-advertised public hearings before any changes in rent levels are permitted will be considered tomorrow (thu) by a City Council panel.

Chairman Thomas J. Manton will preside at an open meeting of the Housing and Buildings Committee, starting at 2 p.m. in the 23rd-floor hearing room at 250 Broadway.

Intro. No. 523, sponsored by Council Member Stanley E. Michels, Robert Steinigut and nine others, would require public hearings before the city rent agency could establish a higher maximum base rent for rent-controlled apartments.

Intro. No. 93 would require hearings before amendments could be made to the Rent Stabilization Code, and Intro. No. 94 would require such hearings before the Rent Guidelines Board could make its annual review and subsequently revise rents in rent-stabilized apartments.

* * * * * * *

Chairman Samuel Horwitz will preside at an open meeting of the Standards and Ethics Committee at which Intro. Nos. 147, 472 and 482 will again be considered. They seek to meet Court of Appeals objections to the tough financial disclosure law adopted by the City Council in 1975. The meeting will get under way at 10 a.m. at City Hall.
FOR IMMEDIATE RELEASE

Three bills that would require well-advertised public hearings before any changes in rent levels are permitted will be considered tomorrow (Thu) by a City Council panel.

Chairman Thomas J. Manton will preside at an open meeting of the Housing and Buildings Committee, starting at 2 p.m. in the 23rd-floor hearing room at 250 Broadway.

Intro. No. 523, sponsored by Council Member Stanley E. Michels, Robert Steingut and nine others, would require public hearings before the city rent agency could establish a higher maximum base rent for rent-controlled apartments.

Intro. No. 93 would require hearings before amendments could be made to the Rent Stabilization Code, and Intro. No. 94 would require such hearings before the Rent Guidelines Board could make its annual review and subsequently revise rents in rent-stabilized apartments.

* * * * * * * *

Chairman Samuel Horwitz will preside at an open meeting of the Standards and Ethics Committee at which Intro. Nos. 147, 472 and 482 will again be considered. They seek to meet Court of Appeals objections to the tough financial disclosure law adopted by the City Council in 1975. The meeting will get under way at 10 a.m. at City Hall.

#
THE COUNCIL
REPORT OF LEGAL SERVICES DIVISION
COMMITTEE ON HOUSING AND BUILDINGS

INT. NO. 523

By: Council Members Michels and Steingut; also Council Members Codd, Foster, Friedlander, Greitzer, Messinger, Olmedo, Pinkett, Ryan and Trichter

SUBJECT: Holding public hearings prior to any action by the city rent agency affecting maximum base rents.

ADMINISTRATIVE CODE: Subdivision a of section Y51-5.0 is amended by adding a new paragraph (7).

INTENT: This bill would require that a public hearing be held for the purpose of collecting information when considering an increase in the maximum base rent (MBR) which is computed biennially. Notice of such public hearing is to be published in the City Record for fourteen days prior to the date and would be open to the general public.

COMMENTS: Counsel has received two letters commenting on this bill. A letter from the Metropolitan Council on Housing strongly recommends passage of this proposed bill and would recommend that if the hearing should mandate it, consideration should be given to establish a lower MBR level.

Counsel to the Metropolitan Fair Rent Committee opposes this bill on the ground that such legislation is violative of the Urrstadt Law, since the MBR program was in existence on June 1, 1971 and any requirement of a public hearing would constitute more stringent and restrictive regulation and control.

JS:erp
5-2-79
THE COUNCIL
The City of New York

Int. No. 523 October 26, 1978

Introduced by Council Members Michels and Steingut; also Council Members Codd, Foster, Friedlander, Greitzer, Messinger, Olmedo, Pinkett, Ryan and Trichter—read and referred to the Committee on Housing and Buildings.

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Be it enacted by the Council as follows:

Section 1. Subdivision a. of Section Y51-5.0 of the administrative code of the city of New York is hereby amended by adding a new paragraph (7) to follow paragraph (6) to read as follows:

(7) The city rent agency, prior to establishing biennially maximum base rents pursuant to this title and before establishing a maximum base rent which is higher than the previously existing maximum base rent for dwellings covered by this law, shall hold public hearings for the purpose of collecting information relating to all factors the city rent agency will consider in establishing maximum base rents. Notice of the date, time and location for the public hearings shall be published in The City Record daily for at least fourteen days immediately preceding each hearing date, and the hearings shall be open to any individual, group, association or representative thereof who wants to testify.

§ 2. This local law shall take effect immediately.
April 30, 1979

Re: Int. No. 93 - Amendments to Rent Stabilization Code
Int. No. 94 - Actions by Rent Guidelines Bd.
Int. No. 523 - Public hearings prior to action, re: maximum base rents

Please be advised that the Committee on Housing and Buildings will meet on Thursday, May 3, 1979, at 2:00 P.M. in the Hearing Room, 250 Broadway, 23rd Floor, New York, New York to consider the above legislation.

In view of your interest in these matters, you are invited to attend this meeting and participate therein.

Thank you for your cooperation.

Very truly yours,

[Signature]

STANLEY KALMON SCHLEIN,
Assistant Counsel.

sks/m.p
Dear Commissioner Leventhal:

Honorable Nathan Leventhal  
Housing Preservation & Development  
100 Gold Street  
New York, New York 10038
Ms. Jane Benedict
Metropolitan Council on Housing
24 West 30th Street
New York, New York 10001
Gentlemen:

Rental Stabilization Association
477 Madison Avenue
New York, New York 10022
Dear Mr. Levenson:

Mr. Frances Levenson, Chairperson
Rent Guidelines Board
100 Gold Street
New York, New York 10038
April 30, 1979

Honorable Stanley E. Michels
City Hall
New York, New York

Re: Int. No. 523 - Public hearings prior to action,
    re: maximum base rents

Dear Council Member Michels:

Pursuant to your request, the above listed matter will be on the agenda of the Committee on Housing and Buildings on Thursday, May 3, 1979, at 2:00 P.M. in the Hearing Room, 250 Broadway, 23rd Floor, New York, New York.

As the first-named sponsor you will have the opportunity to make a presentation in support of such legislation.

Very truly yours,

sks/mp

STANLEY KALMOM SCHLEIN,
Assistant Counsel.
December 15, 1978

Anthony A. Caracciolo, Esq.
The City Council
City Hall
New York, N.Y. 10007

Re: Intro No. 523

Dear Sir:

Metropolitan Council on Housing is in favor of the enactment of the amendment to Subdivision a. of Section Y51.5.0 of new paragraph (7).

There should also be consideration given to the hearing in order to establish a LOWER MBR if the hearing should mandate such a finding. Certainly we are in favor of biennial hearings.

Very truly yours,

Esther I. Raud
Executive Secretary and Vice Chairwoman
November 30, 1978

Anthony A. Caracciolo, Esq.
Counsel to the Vice Chairman
of the City Council
City Hall
New York, New York 10007

Dear Mr. Caracciolo:

Re: Intro No. 523

Receipt is acknowledged of your letter of November 28, 1978 requesting my comments as Counsel to the Metropolitan Fair Rent Committee concerning the above Intro number.

The proposed bill would require the holding of a public hearing as part of the "collecting of information relating to all factors the city rent agency will consider in establishing maximum base rents."

The administrative code in effect on June 1, 1971 as amended by Local Law 30 of 1970 did not prescribe for a public hearing prior to the establishment of the biennial adjustment of maximum rent.

Accordingly any such requirement would constitute more stringent and restrictive regulation and control, and is thus in violation of Chapter 372 Laws of 1971.

Very truly yours,

Robert S. Fougner

RSF/JB

ROBERT S. FOUGNER
INTRO. 523

Met. Council on Housing
Housing Pres. & Dev.
Rent Stabilization Assn.
Landlord Groups
Office of the Aging
HRA
Corp Counsel

Metropolitan Fair Rent Committee Inc.
c/o Robert S. Fougner, Esq.
McLaughlin & Fougner
666 Fifth Avenue
New York, New York 10019
November 29, 1978

Dear Commissioner:

Comm. Nathan Leventhal
Dept. of Housing & Preservation Dev.
100 Gold Street
New York, N. Y. 10038
November 29, 1978

Dear Mr. Lukashok:

Mr. Edward Lukashok
Rent Stabilization Assoc. of N. Y.
477 Madison Avenue
New York, N. Y. 10022
November 28, 1978

Dear Ms.

ca

Office of the Aging
250 Broadway
New York, N. Y. 10007
November 28, 1976

Dear Mr. Fougner:

Robert S. Fougner, Esq.
Metropolitan Fair Rent Comm., Inc.
666 Fifth Avenue
New York, N. Y. 10019
Dear Mr. Schwartz:

November 28, 1978

Hon. Allan G. Schwartz
Corporation Counsel
6th floor - 100 Church Street
New York, N. Y. 10007
Dear Mr. Sulzberger:

November 28, 1978

Mr. Edward Sulzberger, Pres.
Metropolitan Fair Rent Comm., Inc.
12 East 41st Street
New York, N. Y. 10017
November 29, 1978

Gentlemen:

Queensland Management Co.
59 East 54th Street
New York, N. Y. 10022
November 29, 1978

Dear Mr. Katz:

523

ca

Mr. Sheldon C. Katz
Community Housing Improv. Prog. Inc.
26 Court Street
Brooklyn, N. Y. 11201
November 28, 1978

Dear Mrs. Liotta:

Mrs. Grace Liotta, Pres.
Affiliated Property Owners
69 Maserole Avenue
Brooklyn, N. Y. 11222
November 28, 1978

Dear Ms. Benedict:

Ms. Jane Benedict
Metropolitan Council on Housing
24 West 30th Street
New York, N.Y. 10001
November 29, 1978

Dear Mrs. Bernstein:

Mrs. Blanche Bernstein
Human Resources Administration
250 Church Street
New York, N. Y. 10013
Int. No. 523
By Council Members Michels and Steingut; also Council Members Codd, Foster, Friedlander, Greitzer, Messinger, Olmedo, Pinkett, Ryan and Trichter—
A LOCAL LAW to amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.
Be it enacted by the Council as follows:
Section 1. Subdivision a. of Section Y51-5.0 of the administrative code of the city of New York is hereby amended by adding a new paragraph (7) to follow paragraph (6) to read as follows:
(7) The city rent agency, prior to establishing biennially maximum base rents pursuant to this title and before establishing a maximum base rent which is higher than the previously existing maximum base rent for dwellings covered by this law, shall hold public hearings for the purpose of collecting information relating to all factors the city rent agency will consider in establishing maximum base rents. Notice of the date, time and location for the public hearings shall be published in The City Record daily for at least fourteen days immediately preceding each hearing date, and the hearings shall be open to any individual, group, association or representative thereof who wants to testify.
§2. This local law shall take effect immediately.
Referred to the Committee on Housing and Buildings.
INTRO. 523

Met. Council on Housing
Housing Pres. & Dev.
Rent Stabilization Assn.
Landlord Groups
Office of the Aging
HRA
Corp Counsel

--------------------------------------------------
Metropolitan Fair Rent Committee Inc.
c/o Robert S. Fougner, Esq.
McLaughlin & Fougner
666 Fifth Avenue
New York, New York 10019

--------------------------------------------------

Take from Intro 300 words above.
States "additional demand on tax
base should be carefully considered..."
THE COUNCIL
The City of New York

Int. No. 523 October 26, 1978

Introduced by Council Members Michels and Steingut; also Council Members Codd, Foster, Friedlander, Greitzer, Messinger, Olmedo, Pinkett, Ryan and Trichter—read and referred to the Committee on Housing and Buildings.

A LOCAL LAW

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By Council Members Michels and Steingut

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Referred to the Committee on 

[Signature]
MEMORANDUM IN SUPPORT

A LOCAL LAW to amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Summary of Provisions

This bill would require that public hearings be held prior to any action by the city rent agency affecting maximum base rents.

Reason for Support

For many of the 400,000 families in rent controlled apartments affected by the maximum base rent (MBR) system, the process by which the MBR is adjusted every two years is virtually invisible. In the last six years, maximum base rents have been increased substantially without adequate public awareness and input. Some feel that the system has been abused and that unjustified increases have been granted.

This bill would afford members of the public an opportunity to comment on proposed MBR increases before they are set by the city rent agency. It would open up the process to public scrutiny and provide for public input. Decisions affecting such large numbers of people in such an important way should not be made in a vacuum. This bill would ensure that due process is carried out.
By Council Members Michels and Steinuk

A LOCAL LAW to amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Be it enacted by the Council as follows:

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This bill would require that public hearings be held prior to any action by the city rent agency affecting maximum base rents.

Reason for Support

For many of the 400,000 families in rent controlled apartments affected by the maximum base rent (MBR) system, the process by which the MBR is adjusted every two years is virtually invisible. In the last six years, maximum base rents have been increased substantially without adequate public awareness and input. Some feel that the system has been abused and that unjustified increases have been granted.

This bill would afford members of the public an opportunity to comment on proposed MBR increases before they are set by the city rent agency. It would open up the process to public scrutiny and provide for public input. Decisions affecting such large numbers of people in such an important way should not be made in a vacuum. This bill would ensure that due process is carried out.
MEMORANDUM IN SUPPORT

A LOCAL LAW to amend the administrative code of the city of New York, in relation to holding public hearings prior to any action by the city rent agency affecting maximum base rents.

Summary of Provisions

This bill would require that public hearings be held prior to any action by the city rent agency affecting maximum base rents.

Reason for Support

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