

**Legal Alert: DHCR Commences Process to Amend Rent Stabilization Code,  
Tenant Protection Regulations & the State and NYC Rent Control Regulations**

**September 1, 2022**

On August 31, 2022, the New York State Division of Housing and Community Renewal (“DHCR”) commenced the formal process to amend the Rent Stabilization Code, the Tenant Protection Regulations and the State and New York City Rent and Eviction Regulations (Rent Control). The regulatory changes proposed by DHCR to each set of regulations are available on DHCR’s [website](#).

The proposed amendments, which DHCR refers to as the “HSTPA Revisions”, represent a purported codification of the Housing Stability and Tenant Protection Act of 2019, enacted on June 14, 2019. None of these proposed changes are effective at this time and it is uncertain when and if all or any of them ever will be based upon the fact that in some instances they go beyond the HSTPA. As an example, the proposals include a change in altering the method by which an owner may set a first rent upon the creation, or combination, of a new unit.

The publication of these documents in the New York State Register on August 31, 2022 commenced the public comment period. DHCR will conduct a public hearing on the proposals on November 15, 2022.

We emphasize the fact that it is unclear as to if and when the proposed amendments will become effective, or whether they will be implemented in their currently proposed form. We will be circulating an overview of the proposed amendments shortly, and will continue to keep you updated as more information becomes available.