

Legal Alert: DHCR Publishes New CPI & Fair Market Rent Exceptions

February 25, 2025

On February 19, 2025, the New York State Division of Housing and Community Renewal (DHCR) published the new Consumer Price Index (CPI), and the Fair Market Rent and percentage exceptions for units exempt from the Good Cause Eviction (GCE) law.

The new CPI for NYC is 3.79%, making the new presumptively reasonable increase 8.79%.

The GCE law limits renewal increases to the lower of (i) 5% plus the percentage change in the CPI, or (ii) 10%; and limits the grounds pursuant to which an owner may refuse to renew a lease.

The GCE law required DHCR notice is available [here](#).