

Community Stabilization and Fair Rent Act Regulations

Amendment to Chapter 7

Chapter 7 -Procedures for Annual General Adjustments

Add a new Section D to read as follows:

Landlords and Tenants may voluntarily enter into an agreement to reduce the Tenant's rent on a Covered Unit to address economic impacts on the Tenant of the COVID 19 pandemic or government orders related to the COVID 19 pandemic, provided such voluntary agreement does not change any of the other terms of the tenancy. If a Landlord and Tenant enter into a voluntary agreement to reduce rent, the Tenant's rent may be returned to its rent prior to the voluntary rent reduction in accordance with the terms of any such voluntary agreement and the return to the prior rent shall not be considered a rent increase pursuant to Section 1707 of the CSFRA, which limits rent increases to no more than the AGA each year (Section 1701(a)), rent increases to no more than one increase per twelve month period (Section 1707(b) and annual rent increases to no more than 10% per year (Section 1707(e)). In the event of any such voluntary rent reduction, the AGA adopted by the RHC effective September 1, 2020 shall be calculated based on the rent for the Covered Unit in effect on April 30, 2020.

This regulation shall remain in effect until December 31, 2020, after which time this regulation shall have no further force and effect.

Section D of Chapter 7 is renumbered to Section E.