



JGD JAMES G. DIBBINI
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New Rent Guidelines for 2025–2026 Lease Terms

We are writing to inform you of an important update that affects all landlords of rent-stabilized buildings governed by the Emergency Tenant Protection Act (ETPA) in Westchester County.

□ **New Rent Guidelines for 2025–2026 Lease Terms**

On the evening of June 26, 2025, the Westchester County Rent Guidelines Board (RGB) voted to approve the following rent increase rates for renewal leases beginning October 1, 2025 through September 30, 2026:

- 2% increase for 1-year lease renewals
- 3% increase for 2-year lease renewals

These guidelines are now final and must be strictly followed by all landlords with properties subject to the ETPA.

□ **What is the Rent Guidelines Board (RGB)?**

The Rent Guidelines Board is a body established by the New York State Division of Housing and Community Renewal (DHCR) under the ETPA. Its purpose is to set annual permissible rent increases for stabilized apartments in localities that have opted into rent regulation, including many municipalities in Westchester County.

The RGB considers various factors—such as operating costs, inflation, and economic conditions—to determine fair rent increases that balance the interests of both landlords and tenants.

□ **Compliance Requirements**

If you own or manage a property subject to the ETPA:

- You must use the above percentages when calculating rent increases on lease renewals commencing within the covered period (10/1/2025–9/30/2026).
- You are required to serve the tenant a proper lease renewal offer on DHCR Form RTP-8 between 90 and 150 days before the expiration of the current lease.
- Failure to offer the correct renewal with the mandated rate may be deemed a violation of the ETPA and DHCR regulations.

⚠ **Consequences of Noncompliance**

Landlords who apply unauthorized rent increases or issue noncompliant renewal leases may face serious legal and financial consequences, including:

- Orders from DHCR to roll back the rent to the legal regulated amount;

- Refunds or rent credits owed to tenants;
- Potential civil penalties for willful overcharges;
- Tenants pursuing claims of rent overcharge, which may include treble damages.

Additionally, failure to use proper notice and renewal forms may jeopardize a landlord's ability to maintain the lease or pursue legal action for non-renewal or nonpayment.

□ **We're Here to Help**

At James G. Dibbini & Associates, P.C., we have decades of experience representing landlords throughout Westchester County and beyond. If you own a rent-stabilized building and need assistance:

- Calculating legal rent increases,
- Preparing and serving proper lease renewal forms,
- Ensuring compliance with DHCR rules and guidelines, or
- Defending against tenant complaints or overcharge claims—

We are ready to assist.

Thank you for continuing to trust our firm for your real estate, landlord-tenant, civil litigation, DHCR and zoning legal needs. Call us today at (914) 240-8270 or email jdibbini@dibbinilaw.com to schedule a consultation.

The attorneys at James G. Dibbini & Associates, P.C. collectively have over 70 years of experience providing legal services in the areas of:

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- [Business Formations](#)
- [Commercial & Residential Real Estate Closings](#)
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