



## CHAPTER 134 RENT STABILIZATION

### § 134-3 Increases in rents.

**A.** Increases in rent for all rental units shall be determined solely by the provisions of this chapter.

**B.** Calculating increase; notification of tenant.

(1) At the expiration of a period of not less than 12 consecutive calendar months following the effective date of the last previous rental increase of any rental unit subject to rent regulation under the terms of this chapter, a landlord may demand, receive or collect an increase in the rent for such rental unit which shall not exceed:

(a) Five percent where the landlord provides heat to the rental unit;

(b) Four and one-half percent where the tenant is obliged to pay for the heating of the rental unit; or

(c) Four percent for a qualified senior tenant where the landlord provides heat to the rental unit; or [Added 7-21-1997 by Ord. No. 10-97]

(d) Three and one-half percent for a qualified senior tenant where the tenant is obliged to pay for the heating of the rental unit. [Added 7-21-1997 by Ord. No. 10-97]

(2) Any landlord seeking an increase in rent pursuant to the provisions of Subsection **B** hereof shall notify the tenant, in writing, by certified mail, return receipt requested, addressed to the tenant at the rented premises not less than 30 days in advance of the proposed effective date of the rent increase. Said notice shall set forth the mathematical calculations involved in computing the new rent.

**C.** Except as provided in this chapter, any rental increase at a time other than as provided for above shall be void, and any rental increase in excess of that authorized by the provisions of this section shall be void. A reduction, removal or cessation of or in the privileges, services, furnishings, furniture, equipment or improvements provided to the tenant as part of the rental unit without a commensurate reduction in the rent shall be deemed to be an increase in rent in an amount to be determined by the Rent Stabilization Board.

[Amended 7-21-1997 by Ord. No. 10-97]

**D.** In the event of a dispute between the landlord and the tenant with regard to the amount of rent increase, either the tenant or the landlord will have the right to present his complaint to the Rent Stabilization Board for a hearing by that Board.