

Good Cause Eviction Law

Required DHCR Notice

Introduction

On April 20, 2024, Governor Hochul signed the Good Cause Eviction (“GCE”) law into effect. Under that law, on or before August 1st of each year, the Division of Housing and Community Renewal (“DHCR”) is required to publish the information contained in this notice.

Geographic Applicability

The GCE law is in effect in New York City pursuant to § 212 of the Real Property Law. Other villages, towns, or cities (collectively, “municipalities”) that wish to opt-in to the GCE law must pass a local law pursuant to § 213 of the Real Property Law. DHCR is required to publish a list of all municipalities, other than New York City, that have adopted a local law. The list includes the municipality name, the applicable percentage of fair market rent that will qualify as an exemption from the provisions of the GCE law adopted by the municipality, and the definition of small landlord adopted by the municipality. This list will be published annually, on or before August 1st of each year, along with the other information contained in this notice.

As of the date of this notice, DHCR has received notice that the following municipalities, listed in alphabetical order, have opted into the GCE law pursuant to § 213(1) of the Real Property Law:

Locality Name	FMR Exemption	Small Landlord Definition
City of Albany	345%	No more than one unit anywhere in the State of New York.
City of Beacon	345%	No more than one unit anywhere in the State of New York.
City of Binghamton	345%	No more than one unit anywhere in the State of New York.
City of Hudson	345%	No more than one unit anywhere in the State of New York.
City of Ithaca	345%	No more than one unit anywhere in the State of New York.
City of Kingston	300%	No more than one unit anywhere in the State of New York.

City of Middletown	245%	No more than one unit anywhere in the State of New York.
City of New Rochelle	345%	No more than one unit anywhere in the State of New York.
City of Newburgh	345%	No more than one unit anywhere in the State of New York.
City of Poughkeepsie	345%	No more than one unit anywhere in the State of New York.
City of Rochester	245%	No more than one unit anywhere in the State of New York.
City of White Plains	345%	No more than four units anywhere in the State of New York.
Town of Fishkill	345%	No more than one unit anywhere in the State of New York.
Town of Poughkeepsie	345%	No more than one unit anywhere in the State of New York.
Village of Catskill	275%	No more than one unit anywhere in the State of New York.
Village of Croton-on-Hudson	345%	No more than one unit anywhere in the State of New York.
Village of New Paltz	345%	No more than one unit anywhere in the State of New York.
Village of Nyack	345%	No more than one unit anywhere in the State of New York.
Village of Tarrytown	345%	No more than one unit anywhere in the State of New York.

[Notice continues]

Fair Market Rent and Fair Market Rent Percentage Exception

Pursuant to §§ 213(2)(a) and 214(15) of the Real Property Law, rental units are not covered by the GCE law if they have a monthly rent above the applicable fair market rent threshold. In New York City and in any municipality other than New York City that adopts the GCE law and does not provide for a different fair market rent threshold, the GCE law does not cover a rental unit rented for more than 245% of fair market rent. Fair market rent is determined by the U.S. Department of Housing and Urban Development by county.

DHCR is required to publish fair market rent and 245% of fair market rent for each unit type, by county, on or before August 1st of each year. See the charts below for current fair market rent and 245% of current fair market rent.

HUD FMR (100%)					
COUNTY	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
Albany County	\$1,217	\$1,417	\$1,702	\$2,041	\$2,253
Allegany County	\$750	\$754	\$974	\$1,243	\$1,464
Bronx County	\$2,529	\$2,655	\$2,910	\$3,644	\$3,959
Broome County	\$783	\$868	\$1,103	\$1,412	\$1,622
Cattaraugus County	\$778	\$783	\$1,007	\$1,232	\$1,420
Cayuga County	\$884	\$889	\$1,124	\$1,463	\$1,679
Chautauqua County	\$680	\$754	\$975	\$1,287	\$1,291
Chemung County	\$949	\$978	\$1,283	\$1,606	\$1,713
Chenango County	\$848	\$855	\$973	\$1,353	\$1,482
Clinton County	\$973	\$980	\$1,246	\$1,494	\$1,650
Columbia County	\$1,249	\$1,263	\$1,434	\$1,730	\$1,899
Cortland County	\$954	\$960	\$1,198	\$1,510	\$2,010
Delaware County	\$813	\$884	\$1,033	\$1,437	\$1,490
Dutchess County	\$1,364	\$1,549	\$1,979	\$2,511	\$2,694
Erie County	\$1,105	\$1,139	\$1,343	\$1,640	\$1,869
Essex County	\$891	\$903	\$1,185	\$1,455	\$1,645
Franklin County	\$720	\$862	\$1,044	\$1,299	\$1,489
Fulton County	\$823	\$828	\$1,087	\$1,303	\$1,468
Genesee County	\$805	\$953	\$1,168	\$1,400	\$1,546
Greene County	\$1,008	\$1,118	\$1,373	\$1,813	\$2,075
Hamilton County	\$1,075	\$1,089	\$1,429	\$1,713	\$1,892
Herkimer County	\$899	\$926	\$1,172	\$1,405	\$1,623
Jefferson County	\$969	\$1,071	\$1,405	\$1,907	\$2,340
Kings County	\$2,529	\$2,655	\$2,910	\$3,644	\$3,959
Lewis County	\$758	\$839	\$1,008	\$1,402	\$1,646
Livingston County	\$1,116	\$1,256	\$1,573	\$1,895	\$2,083
Madison County	\$995	\$1,123	\$1,392	\$1,691	\$1,848
Monroe County	\$1,116	\$1,256	\$1,573	\$1,895	\$2,083

Montgomery County	\$892	\$899	\$1,102	\$1,381	\$1,484
Nassau County	\$1,992	\$2,379	\$2,747	\$3,563	\$3,768
New York County	\$2,529	\$2,655	\$2,910	\$3,644	\$3,959
Niagara County	\$1,105	\$1,139	\$1,343	\$1,640	\$1,869
Oneida County	\$899	\$926	\$1,172	\$1,405	\$1,623
Onondaga County	\$995	\$1,123	\$1,392	\$1,691	\$1,848
Ontario County	\$1,116	\$1,256	\$1,573	\$1,895	\$2,083
Orange County	\$1,364	\$1,549	\$1,979	\$2,511	\$2,694
Orleans County	\$1,116	\$1,256	\$1,573	\$1,895	\$2,083
Oswego County	\$995	\$1,123	\$1,392	\$1,691	\$1,848
Otsego County	\$847	\$965	\$1,228	\$1,472	\$1,626
Putnam County	\$2,529	\$2,655	\$2,910	\$3,644	\$3,959
Queens County	\$2,529	\$2,655	\$2,910	\$3,644	\$3,959
Rensselaer County	\$1,217	\$1,417	\$1,702	\$2,041	\$2,253
Richmond County	\$2,529	\$2,655	\$2,910	\$3,644	\$3,959
Rockland County	\$2,529	\$2,655	\$2,910	\$3,644	\$3,959
St. Lawrence County	\$742	\$816	\$1,071	\$1,284	\$1,418
Saratoga County	\$1,217	\$1,417	\$1,702	\$2,041	\$2,253
Schenectady County	\$1,217	\$1,417	\$1,702	\$2,041	\$2,253
Schoharie County	\$1,217	\$1,417	\$1,702	\$2,041	\$2,253
Schuyler County	\$792	\$875	\$1,148	\$1,508	\$1,520
Seneca County	\$879	\$921	\$1,169	\$1,550	\$1,961
Steuben County	\$865	\$871	\$1,081	\$1,410	\$1,800
Suffolk County	\$1,992	\$2,379	\$2,747	\$3,563	\$3,768
Sullivan County	\$995	\$1,070	\$1,302	\$1,811	\$1,891
Tioga County	\$783	\$868	\$1,103	\$1,412	\$1,622
Tompkins County	\$1,263	\$1,466	\$1,753	\$2,102	\$2,624
Ulster County	\$1,303	\$1,386	\$1,818	\$2,245	\$2,407
Warren County	\$1,041	\$1,066	\$1,348	\$1,742	\$1,785
Washington County	\$1,041	\$1,066	\$1,348	\$1,742	\$1,785
Wayne County	\$1,116	\$1,256	\$1,573	\$1,895	\$2,083
Westchester County	\$2,529	\$2,655	\$2,910	\$3,644	\$3,959
Wyoming County	\$840	\$844	\$973	\$1,336	\$1,603
Yates County	\$756	\$836	\$1,097	\$1,329	\$1,840

Source: U.S. Department of Housing and Urban Development, Fair Market Rents (FMR) for federal fiscal year 2025, All New York State counties. <https://www.huduser.gov/portal/datasets/fmr.html>.

[Notice continues]

HUD FMR (245%)					
COUNTY	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
Albany County	\$2,982	\$3,472	\$4,170	\$5,000	\$5,520
Allegany County	\$1,838	\$1,847	\$2,386	\$3,045	\$3,587
Bronx County	\$6,196	\$6,505	\$7,130	\$8,928	\$9,700
Broome County	\$1,918	\$2,127	\$2,702	\$3,459	\$3,974
Cattaraugus County	\$1,906	\$1,918	\$2,467	\$3,018	\$3,479
Cayuga County	\$2,166	\$2,178	\$2,754	\$3,584	\$4,114
Chautauqua County	\$1,666	\$1,847	\$2,389	\$3,153	\$3,163
Chemung County	\$2,325	\$2,396	\$3,143	\$3,935	\$4,197
Chenango County	\$2,078	\$2,095	\$2,384	\$3,315	\$3,631
Clinton County	\$2,384	\$2,401	\$3,053	\$3,660	\$4,043
Columbia County	\$3,060	\$3,094	\$3,513	\$4,239	\$4,653
Cortland County	\$2,337	\$2,352	\$2,935	\$3,700	\$4,925
Delaware County	\$1,992	\$2,166	\$2,531	\$3,521	\$3,651
Dutchess County	\$3,342	\$3,795	\$4,849	\$6,152	\$6,600
Erie County	\$2,707	\$2,791	\$3,290	\$4,018	\$4,579
Essex County	\$2,183	\$2,212	\$2,903	\$3,565	\$4,030
Franklin County	\$1,764	\$2,112	\$2,558	\$3,183	\$3,648
Fulton County	\$2,016	\$2,029	\$2,663	\$3,192	\$3,597
Genesee County	\$1,972	\$2,335	\$2,862	\$3,430	\$3,788
Greene County	\$2,470	\$2,739	\$3,364	\$4,442	\$5,084
Hamilton County	\$2,634	\$2,668	\$3,501	\$4,197	\$4,635
Herkimer County	\$2,203	\$2,269	\$2,871	\$3,442	\$3,976
Jefferson County	\$2,374	\$2,624	\$3,442	\$4,672	\$5,733
Kings County	\$6,196	\$6,505	\$7,130	\$8,928	\$9,700
Lewis County	\$1,857	\$2,056	\$2,470	\$3,435	\$4,033
Livingston County	\$2,734	\$3,077	\$3,854	\$4,643	\$5,103
Madison County	\$2,438	\$2,751	\$3,410	\$4,143	\$4,528
Monroe County	\$2,734	\$3,077	\$3,854	\$4,643	\$5,103
Montgomery County	\$2,185	\$2,203	\$2,700	\$3,383	\$3,636
Nassau County	\$4,880	\$5,829	\$6,730	\$8,729	\$9,232
New York County	\$6,196	\$6,505	\$7,130	\$8,928	\$9,700
Niagara County	\$2,707	\$2,791	\$3,290	\$4,018	\$4,579
Oneida County	\$2,203	\$2,269	\$2,871	\$3,442	\$3,976
Onondaga County	\$2,438	\$2,751	\$3,410	\$4,143	\$4,528
Ontario County	\$2,734	\$3,077	\$3,854	\$4,643	\$5,103
Orange County	\$3,342	\$3,795	\$4,849	\$6,152	\$6,600
Orleans County	\$2,734	\$3,077	\$3,854	\$4,643	\$5,103
Oswego County	\$2,438	\$2,751	\$3,410	\$4,143	\$4,528
Otsego County	\$2,075	\$2,364	\$3,009	\$3,606	\$3,984
Putnam County	\$6,196	\$6,505	\$7,130	\$8,928	\$9,700

Queens County	\$6,196	\$6,505	\$7,130	\$8,928	\$9,700
Rensselaer County	\$2,982	\$3,472	\$4,170	\$5,000	\$5,520
Richmond County	\$6,196	\$6,505	\$7,130	\$8,928	\$9,700
Rockland County	\$6,196	\$6,505	\$7,130	\$8,928	\$9,700
St. Lawrence County	\$1,818	\$1,999	\$2,624	\$3,146	\$3,474
Saratoga County	\$2,982	\$3,472	\$4,170	\$5,000	\$5,520
Schenectady County	\$2,982	\$3,472	\$4,170	\$5,000	\$5,520
Schoharie County	\$2,982	\$3,472	\$4,170	\$5,000	\$5,520
Schuyler County	\$1,940	\$2,144	\$2,813	\$3,695	\$3,724
Seneca County	\$2,154	\$2,256	\$2,864	\$3,798	\$4,804
Steuben County	\$2,119	\$2,134	\$2,648	\$3,455	\$4,410
Suffolk County	\$4,880	\$5,829	\$6,730	\$8,729	\$9,232
Sullivan County	\$2,438	\$2,622	\$3,190	\$4,437	\$4,633
Tioga County	\$1,918	\$2,127	\$2,702	\$3,459	\$3,974
Tompkins County	\$3,094	\$3,592	\$4,295	\$5,150	\$6,429
Ulster County	\$3,192	\$3,396	\$4,454	\$5,500	\$5,897
Warren County	\$2,550	\$2,612	\$3,303	\$4,268	\$4,373
Washington County	\$2,550	\$2,612	\$3,303	\$4,268	\$4,373
Wayne County	\$2,734	\$3,077	\$3,854	\$4,643	\$5,103
Westchester County	\$6,196	\$6,505	\$7,130	\$8,928	\$9,700
Wyoming County	\$2,058	\$2,068	\$2,384	\$3,273	\$3,927
Yates County	\$1,852	\$2,048	\$2,688	\$3,256	\$4,508

Source: U.S. Department of Housing and Urban Development, Fair Market Rents (FMR) for federal fiscal year 2025, All New York State counties. <https://www.huduser.gov/portal/datasets/fmr.html>. Values in table reflect 245% of FMR.

[Notice continues]

Consumer Price Index

Section 211(7) of the Real Property Law requires DHCR to publish, on or before August 1st of each year, the annual percentage change for the most recent preceding calendar year in the applicable consumer price index for all urban consumers for all items, as published by the U.S. Bureau of Labor.

See the chart below for the applicable annual percentage changes in the consumer price indices in New York State, which may be used in determining the applicable inflation indices and local rent standards pursuant to §§ 211(7) and (8) of the Real Property Law for renewal leases covered by the GCE law.

NYS Consumer Price Indices		
	New York-Newark-Jersey City, NY-NJ-PA	Northeast Region
Annual % Change in Consumer Price Index for Preceding Calendar Year (2024 to 2025)	3.38%	3.15%
Applicable NYS Counties (outside of NYC, only applies if a municipality has adopted the GCE law)	Bronx, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Rockland, Suffolk, Westchester	Albany, Allegany, Broome, Cattaraugus, Cayuga, Chautauqua, Chemung, Chenango, Clinton, Columbia, Cortland, Delaware, Erie, Essex, Franklin, Fulton, Genesee, Greene, Hamilton, Herkimer, Jefferson, Lewis, Livingston, Madison, Monroe, Montgomery, Niagara, Oneida, Onondaga, Ontario, Orleans, Oswego, Otsego, Rensselaer, St. Lawrence, Saratoga, Schenectady, Schoharie, Schuyler, Seneca, Steuben, Sullivan, Tioga, Tompkins, Ulster, Warren, Washington, Wayne, Wyoming, Yates

Source: U.S. Bureau of Labor Statistics, Consumer Price Index (CPI) Series CUUSS12ASA0 (All items in New York Newark-Jersey City, NY-NJ-PA, all urban consumers, not seasonally adjusted) and CUUR0100SA0 (All items in Northeast urban, all urban consumers, not seasonally adjusted). <https://www.bls.gov/cpi/>. Values represent the percentage change calculated for annual CPI from 2024 to 2025.