

## PREFACE TO THE 2011 EDITION

The last edition of *An Introduction to the New York City Rent Guidelines Board and the Rent Stabilization System* was published in 2006. This followed a more in depth and comprehensive overhaul of this publication in 2001 (See *Acknowledgements 2001 Edition*). In an effort to make this publication more current, and therefore more relevant, the RGB staff performed an update of relevant text and appendices contained herein. In addition, the staff has incorporated some new material. Additions include current Board orders and explanatory statements and new summary data from the 2008 Housing and Vacancy Survey. Please note that the majority of the original text, analysis and commentary remain in its original form.

Also note that current rent stabilization laws will expire on June 15, 2011. The new law, if and when enacted, could impact many areas of rent stabilization, and may render certain sections of this publication obsolete. Also not reflected in this edition is the effect of the currently pending lawsuit regarding guidelines passed in Orders #40 and #41. The outcome of this court case may help clarify exactly what types of guidelines can be passed by the Board, and may also impact the “RGB Rent Index,” an estimated measure of how much rents rise each year.

This introduction to the New York City Rent Guidelines Board covers the structure, function and history of the Board and its role in the rent stabilization system. Some attention has also been given to the broader regulatory environment affecting all residential landlord/tenant relations within the City.

The section entitled "Membership on the Board" (starting at page 5) covers the technical and legal requirements of Board membership. **Prospective members are asked to review this section carefully prior to finalizing their appointment to the Board.** Staff is also expected to be familiar with all aspects of these requirements.

An appendix has been provided for additional materials that are brief enough to be conveniently added. Other materials may be obtained through the sources noted in the text or in the list of "Other Noteworthy Materials" following the Table of Contents. Many excellent scholarly works and government publications are maintained in the staff library as are transcripts of prior meetings, past Board orders and related documents. These are available to Board members upon request.

This work is intended to acquaint the Board and its staff with many rent regulation and landlord/tenant issues in a general way. The analysis and commentary is that of the author/consultant. Nothing herein should be viewed as an official statement of the Rent Guidelines Board nor any of its individual members. It is not an

authoritative legal document and should not be used as a primary reference for legal research. For those who have specific questions concerning landlord/tenant matters, the various laws, court decisions, regulations and government reports cited in this publication should be consulted directly. Professional assistance may be advised. Board members may, of course, consult directly with staff if further information or analysis is desired.