

EMERGENCY TENANT PROTECTION ACT: INFORMATION FOR TENANTS UNDER KINGSTON'S NEW LAW

On July 28, 2022 the Kingston Common Council voted 7-1 to declare a “housing emergency” and opt into the statewide Emergency Tenant Protection Act (ETPA). Mayor Steve Noble signed it into law the next day. Tenants in buildings with six or more apartments built before 1974 are now protected from market-rate rent increases and unjust or arbitrary eviction. (See the other side of this flier for the list of buildings that are now covered by ETPA.)

What does this mean for tenants in these buildings?

- **Rents are frozen as of July 29.** Until the new Ulster County Rent Guidelines Board votes sometime in mid to late September, landlords cannot increase rents for any apartment subject to ETPA.
- **ETPA tenants are protected from some evictions.** The new law says that landlords can evict only if the landlord has a good reason. This means that landlord can evict if the tenant isn't paying rent or if the tenant isn't following the rules or is causing problems in the building. But a landlord cannot evict because the lease is over or because the landlord decides not to rent to the tenant. Any tenant who is being sued in Housing Court or who receives an eviction or termination notice should get in touch with us; see contact info below.
- **Tenants who have current leases:** Landlords must offer tenants who have current leases a renewal of one- or two-year terms. Tenants have 60 days to respond, so any tenant who has received or receives a lease renewal offer might as well wait to see what rent adjustments the Ulster County rent board adopts, as the vote will take place in less than 60 days.
- **Tenants who do not have leases:** Landlords must offer month-to-month tenants a written lease of one or two years at the tenant's option. Tenants should know that under ETPA, the provisions of this first lease are binding on both parties, for as long as the tenant is in occupancy. Therefore, if a lease being offered by a landlord contains harmful terms, the tenant should seek legal advice before signing. For example, most form leases contain no-pet clauses. Tenants with dogs or cats who sign a lease with such a clause will be immediately in violation of the lease. This means that a tenant may have to choose between their pet or losing their home. Don't say you refuse to sign a lease; tell the landlord that you want to look it over and talk to an attorney before signing. As an ETPA-protected tenant, you don't have to sign any lease the landlord presents; you can negotiate terms. Any tenant who receives a lease offer should get in touch with us.

FOR MORE INFO: JOIN FOR THE MANY, CITIZEN ACTION, AND OTHERS FOR A WORKSHOP ON TENANTS' RIGHTS UNDER ETPA:

Thursday, September 8, 2022

7:00 – 9:00 pm

13 Grand Street, Kingston NY

Organizers and attorneys will explain the law in more detail and answer your questions

RSVP AT: hj4a.org/ETPATownHall

For More Information:

Bartek Starodaj, (845) 334-3928, bstarodaj@kingston-ny.gov, City of Kingston

Brahvan Ranga, (908) 967-4437, brahvan@forthemany.org, For the Many

Tyler Vanderhaag, (616) 204-7372, tvanderhaag@citizenactionny.org, Citizen Action

64 buildings covering approximately 1,300 units are covered by ETPA. This list is as follows:

Property Address	Parcel ID	Property Address	Parcel ID
50 Abeel St	56.43-5-12	55-57 Green St	56.91-1-11
16 Abeel St	56.43-5-19	31 Green St	56.91-1-18
111 Abeel St	56.43-2-28	121 Green St	48.330-4-12
277 Albany Ave	48.317-1-3	147 Henry St	56.108-3-26
231 Albany Ave	48.317-1-11	91-95 Hunter St	56.42-9-9
208 Albany Ave	48.333-3-2	305 and 389-429 Hurley Ave	48.70-1-2 and 48.70- 1-1
131 Albany Ave	48.80-2-5	189 Hurley Ave	48.70-1-17
753-755 Broadway	56.92-2-3.100	184 Hurley Ave	48.312-3-1
672 Broadway	56.25-1-18	23 John St	48.331-3-12
620 Broadway	56.25-3-6	2 John St	48.331-4-4.210
609 Broadway	56.109-3-17	124 Lucas Ave	56.89-2-1
585 Broadway	56.109-3-22	52 Maiden Lc	56.91-5-18.100
578 Broadway	56.25-4-14	22-24 Maiden Ln	56.92-1-6
357 Broadway	56.34-4-1	106 Maiden Ln	56.91-4-2
11 Broadway	56.43-5-27	91-97 Main St	56.90-4-12
1 Broadway	56.43-5-40	1 Millers Lc	56.89-2-56
55 Cedar St	56.109-3-26	127 Murray St	56.35-7-14.100
279 Clinton Ave	48.331-4-8	18 Pearl St	48.331-5-15
17-19 Downs St	56.25-1-24	86-90 Pine St	56.108-3-1
18-24 East St James St	56.92-2-5	7 Russell St	56.42-11-20
82 Fair St	56.108-2-27	124 Smith Ave	48.82-1-4
58 Fair St	56.108-2-14	76-88 Spring St	56.42-10-8
203 Fair St	56.91-3-12	58 St James St	56.92-4-8

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177 Fair St	56.91-4-7	142-144 St James St	56.91-4-12
90 Fairview Ave	48.328-2-22	137 St James St	56.91-4-10
319 Foxhall Ave	48.318-8-10	130 St James St	56.91-4-15
79 Franklin St	56.92-3-35	22 Stuyvesant St	56.35-3-10
53 Garden St	56.26-8-22	166 W. Chestnut St	56.42-4-1
3 Garraghan Dr	56.35-3-16	500 Washington Ave	48.71-1-3
95 Green St	56.90-4-11	173-177 Washington Ave	56.107-1-11
87 Green St	56.90-4-13	84 Wilbur Ave	56.49-2-19
79-83 Green St	56.90-4-14	152 Wilbur Ave	56.49-2-10.100

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