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Common Council Announces Good Cause Eviction Law in Effect

ALBANY, NY – The Clerk of the Common Council immediately filed Local Law E of 2024 with the New York State Secretary of State after receiving it signed by the Mayor on July 5. This officially establishes the City of Albany as the first city in New York State to opt-in to the Good Cause Eviction law and represents a significant step towards ensuring fair leases and stable housing for the city's residents.

"By passing Good Cause, what we are doing is allowing individuals who are doing the right thing the basic protection to be able to stay in their homes and ask for basic requirements from their landlords—that's what we're doing—without the fear of not getting renewed or without the fear of a 100% or 200% or 50% increase in their rent," **Councilmember Balarin** said on June 3. "We're making it so that our residents, our neighbors that own still have their property rights...if you've been doing everything right, you've got nothing to worry about."

In opting-in to the Good Cause Eviction law, State law limited the Common Council to adjusting two factors, the number of units to be considered a "small landlord" and the monthly rent at which point a unit is exempt. Since the Good Cause Eviction law exempts owner-occupied properties up to ten units and to better address enforcement of the Good Cause Eviction law, the Common Council defined a "small landlord" to be a landlord who owns no more than one unit anywhere in New York State. Additionally, in order to ensure broader coverage of city residents, the Common Council also increased the point at which units would be exempt from 245% to 345% of Albany County's fair market rents, which is currently \$3,901.95 for a one-bedroom apartment.

Through the Common Council's action, residents in the City of Albany will now receive guaranteed lease renewals, protections against eviction without good cause, and the ability to challenge unreasonable rent hikes, which is defined as the lower of either the NYS Homes and Community Renewal published inflation rate for the Northeast Region (3.45%) plus five percentage points or ten percent. This will keep residents in their homes, allowing them the security to focus on building their families and communities.

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