



NEW YORK STATE SENATOR

Michael Gianaris

## Sen. Gianaris, Assembly Member Barnwell Introduce Legislation Ending Current MCI Rules, Protecting Tenants and Keeping Housing Affordable

MICHAEL GIANARIS August 29, 2018

| ISSUE: **MAJOR CAPITAL IMPROVEMENTS, AFFORDABLE HOUSING, TENANTS' RIGHTS**



WOODSIDE, N.Y. – Senator Michael Gianaris and Assembly Member Brian Barnwell introduced legislation ending Major Capital Improvements (MCIs) and instituting new protections for tenants.

“Too many tenants are priced out of their homes because of MCIs whose only improvement seems to be the landlord’s bottom line,” said **Senator Michael Gianaris**. “All New Yorkers deserve high quality, affordable homes and our proposal brings us closer to that goal by ensuring repairs are made without burdening tenants with unreasonable costs.”

“The Major Capital Improvement program is responsible for hundreds of millions of dollars in rent increases on rent regulated tenants. It is unacceptable that we maintain a program pushing middle to low income New Yorkers out of their homes while allowing landlords to continue to make monstrous profits,” said **Assembly Member Brian Barnwell**. “Under our legislation, landlords will not be able to increase tenants’ rents due to repairs/improvements the landlord should already have made.”

The Gianaris and Barnwell legislation prohibits rent increases due to MCIs, saving residents thousands of dollars and preventing them from being priced out of their homes. Instead, building owners would be eligible for a tax credit offered to offset the cost of those improvements.

MCIs were first instituted in the 1970s, allowing landlords to permanently increase rents in order to pass the cost of building improvements to tenants.

The legislation has been introduced in both the Senate ([S9154](#)) and Assembly ([A11312](#)).

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#### RELATED LEGISLATION

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**2017-S9154**

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- Introduced
  - ◦ In Committee Assembly
    - In Committee Senate
  - ◦ On Floor Calendar Assembly
    - On Floor Calendar Senate
  - ◦ Passed Assembly
    - Passed Senate
- Delivered to Governor
- Signed By Governor
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Ends the major capital improvement program; creates the guaranteed habitability protections program; creates a guaranteed habitability protections tax credit; ends rent increases for major capital improvements

August 24, 2018

In Senate Committee [Rules](#)

Sponsored by [Michael Gianaris](#)

Do you support this bill?