



VILLAGE OF OSSINING

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PUBLIC NOTICE

The Village Board of the Village of Ossining will hold a public hearing on Wednesday, July 20, 2016 at 7:30 p.m., or as soon thereafter as the matter may be heard, at the Birdsall/Fagan Police Court Facility, 86-88 Spring Street, Ossining, NY 10562 in the matter of consideration of the Emergency Tenant Protection Act as applied to qualifying rental properties in the Village of Ossining and to hear all persons interested in the subject thereof concerning the same.

BACKGROUND

In Westchester County, rent stabilization applies to non-rent controlled apartments in buildings of six or more units built before 1974 in localities that have declared an emergency and adopted the Emergency Tenant Protection Act (ETPA). In order for rents to be placed under regulation, there has to be a rental vacancy rate of less than 5% for all or any class or classes of rental housing accommodations.

A number of communities in New York State have rent regulation programs known as rent control and rent stabilization. Rent regulation is intended to protect tenants in privately-owned buildings from illegal rent increases and allow owners to maintain their buildings and realize a reasonable profit.

Rent stabilization provides protections to tenants besides limitations on the amount of rent. Tenants are entitled to receive required services, to have their leases renewed, and may not be evicted except on grounds allowed by law.

For further information on the Emergency Tenant Protection Act (ETPA), please visit the New York State Department of Homes and Community Renewal at www.nyshcr.org or and the ETPA fact sheet at <http://www.nyshcr.org/Rent/FactSheets/orafac8.pdf>.



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