

Section 610 Frequently Asked Questions (FAQ) for Landlords

What is Section 610?

On December 15, 2022, Governor Hochul signed Section 610 of the Private Housing Finance Law. The new law allows owners of rent stabilization buildings with Section 8 tenant or project-based rental assistance to collect up to the full rental subsidy amount, even if it is above the legal rent, subject to rent reasonableness.

Owners will need to execute an amendment to the regulatory agreement or submit an approval letter with the lead agency (e.g., New York City Department of Housing, Preservation and Development [HPD], New York State Division of Housing and Community Renewal [HCR], and NYC Housing Development Corporation [HDC] that specifically authorizes them to do so with the lead agency.

What Department of Social Services (DSS)/Human Resources Administration (HRA) subsidies may receive Section 610?

CityFHEPS, FHEPS, and HASA subsidies.

What documentation do I need to have my increase request approved?

The following documents are required:

1. 610 Approval Letter from HPD, HDC, or HCR for the tenant's address.
2. Fully executed new lease with the NYC Lease Rider for Rent Stabilized Tenants and the HCR Section 610 Lease Rider.

The HCR Section 610 Lease Rider can be found at:

<https://hcr.ny.gov/system/files/documents/2023/03/ra-lr3-03-2023-fillable.pdf>

The NYC Lease Rider for Rent Stabilized Tenants can be found at:

https://hcr.ny.gov/system/files/documents/2024/01/ra-lr1-01-2024-fillable_0.pdf

3. A Landlord Utility Information Form (**DSS-8q**). This form is only required if the subsidy is CityFHEPS or FHEPS that moved in prior to 2021 and the landlord has never submitted a Landlord Utility Information Form to the Agency.

The Landlord Utility Information Form can be found at:

[https://www.nyc.gov/assets/hra/downloads/pdf/cityfheps-documents/DSS-8q-\(E\)-FILLABLE.pdf](https://www.nyc.gov/assets/hra/downloads/pdf/cityfheps-documents/DSS-8q-(E)-FILLABLE.pdf)

Complete the Section 610 Tenant Information Summary Excel document if the request is not being submitted directly by the tenant.

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How do I submit the request?

The three HRA subsidies impacted by Section 610 will be processed by different units within HRA.

1. CityFHEPS requests can be submitted by the individual tenant along with their subsidy renewal as follows:
 - Online through Access HRA (*preferred option*)
 - Email by sending documents to RAPrenewals@hra.nyc.gov

Landlords or management companies can submit requests along with the Section 610 Tenant Information Summary and required documents to: rapincrease@hra.nyc.gov

2. FHEPS requests and documentation can be submitted by the tenant to their case worker or through Access HRA.
3. HASA requests and documentation can be submitted by the tenant to their case worker.

When will I see an increase?

While HRA is processing the requests, please note that:

- Rent increases start at the date of the first lease renewal following the 610 approval. If your request was approved by HPD or HCR in May and the tenant has their subsidy term through October, you should wait until the October renewal to request the increase.
- If you submit your request after the first lease renewal following approval, HRA will process the increase retro to the most recent renewal. For example, if you got an approval in March of 2024, renewed the tenant's lease in May of 2024, and then requested a 610 increase in August, your request would be retroactive to May of 2024. If you request an increase in August of 2025, your increase will be retroactively to May of 2025.

Please note that Rent Reasonableness will be considered for CityFHEPS increases.

What will the increase be?

The rent schedules can be found at:

- CityFHEPS: [https://www.nyc.gov/assets/hra/downloads/pdf/cityfheps-documents/DSS-8r-\(E\).pdf](https://www.nyc.gov/assets/hra/downloads/pdf/cityfheps-documents/DSS-8r-(E).pdf)
- FHEPS: https://www.nyc.gov/assets/hra/downloads/pdf/FHEPS/HRA_146z_E.pdf
- HASA: https://www.nyc.gov/assets/hra/downloads/pdf/HRA_SpecialServices_Rent_Payment_Guidelines.pdf