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**\*\*\*FOR IMMEDIATE RELEASE\*\*\***

***Statement on Governor Hochul Signing Legislation to Ban Banning the  
“Frankensteining” of Rent-Regulated Units***

***Measure Will Help Prevent Unjust Evictions and Exorbitant Rent Increases***

(NEW YORK, NY) - **The Legal Aid Society** praised Governor Kathy Hochul for signing into law [S2980C/A6216](#), legislation that addresses “Frankensteining,” a practice that has grown following the implementation of the Housing Stability and Tenant Protection Act of 2019 where landlords combine rent-regulated apartments to drastically increase rents for incoming tenants.

The bill establishes the legal regulated rent for the combination of two or more apartments as the sum of the prior rents, eliminating the financial incentive for landlords to combine empty apartments.

“For too long, landlords have employed ‘Frankensteining’ and other fraudulent tactics to raise rents to take advantage of loopholes in the law, worsening the local homelessness crisis and reducing our finite stock of affordable housing,” said **Judith Goldiner, Attorney-In-Charge of the Civil Law Reform Unit at The Legal Aid Society**. “With the stroke of a pen, Governor Hochul has corrected this injustice, providing low-income New Yorkers who reside in rent-stabilized housing basic protections to defend against this unscrupulous practice. The Legal Aid Society thanks the Governor, and bill sponsors Senator Brian Kavanagh and Assembly Member Linda Rosenthal for advancing S2980C/A6216 into law.”

The new law will correct several other injustices that lead to evictions and unaffordable rents by overriding a recent string of appellate court decisions that have created virtually impossible barriers for tenants to challenge landlord fraud. Moreover, it reinstates the authority of older decisions and allows such challenges.

The bill also overrides a draconian line of court decisions which barred tenants’ family members from succeeding to rent-stabilized tenancies simply because the tenant of record maintained ties to the apartment after physically moving to a new home.

Lastly, the new law requires landlords to promptly seek the New York State Department of Homes and Community Renewal’s approval to deregulate a building after performing a “substantial rehabilitation,” ending

landlords' current practice of waiting years or even decades before claiming that the building had been deregulated.

All of these changes will increase the security and affordability of housing for low- and moderate-income tenants in New York City.

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*The Legal Aid Society exists for one simple yet powerful reason: to ensure that New Yorkers are not denied their right to equal justice because of poverty. For over 140 years, we have protected, defended, and advocated for those who have struggled in silence for far too long. Every day, in every borough, The Legal Aid Society changes the lives of our clients and helps improve our communities. [www.legalaidnyc.org](http://www.legalaidnyc.org)*