



SRO Tenants: Know Your Rights

WHAT IS A SINGLE ROOM OCCUPANCY BUILDING?

A single-room-occupancy (SRO) building is usually a hotel or rooming house with rooms that do not have both a kitchen and a bathroom within the room.

MOST SRO HOTELS ARE RENT-STABILIZED.

- Rent increases are regulated by law
- Services (maid service, cleaning) may not be reduced

NEW RESIDENTS CAN BECOME PERMANENT, RENT-STABILIZED TENANTS.

New residents can become permanent tenants protected by the Rent Stabilization Law by living in an SRO building for 6 months or more OR by asking for a lease for 6 months or more in writing.

You do **NOT** have to get an actual lease to become a Permanent Tenant -- you only have to ask for one.

Permanent tenants or anyone who has lived in the building for more than 30 days in a row **CANNOT** be evicted without a Court order that authorizes the sheriff or marshal to perform the eviction,

WHAT NEW RESIDENTS SHOULD KNOW.

- You do **NOT** have to leave the building after 21 days.
- You will be protected by the Rent Stabilization Law IF you ask for a lease for 6 months or more.
- You may ask for a lease at any time (even after living at the building for only 1 day).
- Mobilization for Justice has easy-to-use forms and can help you ask for a lease if you have not already done so.
- Once you have lived in the hotel for 30 days in a row or have asked for a lease, you **CANNOT** be evicted without a Court order.

WHAT PERMANENT TENANTS SHOULD KNOW.

- Permanent tenants have a right to stay in their rooms at the rent-stabilized rate without being charged more than the legal rent.
- Permanent tenants are allowed to have roommates.
- The building **CANNOT** reduce services.
- You **CANNOT** be evicted without a Court order.

All tenants are entitled to a clean, safe place to live—whether or not you have paid all your rent.

WHO CAN I CONTACT IF I HAVE QUESTIONS OR NEED ASSISTANCE?

Mobilization for Justice, Inc.'s SRO Law Project runs a walk-in clinic on Thursdays from 1:30 to 4:00 p.m. at 299 Broadway, 4th floor, New York, New York. Mobilization for Justice provides assistance to residents of SRO hotels, rooming & lodging houses citywide, except for the west side of Manhattan north of 14th Street.

DISCLAIMER: This fact sheet gives general information for NYC residents; it is NOT legal advice.