



How Can People With Disabilities Stop Rent Increases?

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HOW CAN PEOPLE WITH DISABILITIES STOP THEIR RENT FROM GOING UP?

New York City has a program to subsidize rent increases for people with disabilities who live in rent-regulated apartments. **This program is called the Disabled Rent Increase Exemption (DRIE) program.**

The DRIE program does not cost landlords anything because any allowable increases landlords would receive from their tenants will be subtracted from their NYC property taxes. **Your landlord cannot refuse to be in the DRIE program or prevent you from being in it.**

In order to qualify for DRIE you must fit the following guidelines:

1. You receive one of the following: SSDI, SSI, Veteran's Benefits, or disability-related Medicaid.
2. Your household income is not over \$50,000 after deductions for federal, state, local and Social Security taxes. For the latest figures contact the NYC Department of Finance through 311 or 711 (relay service for the deaf and hard of hearing) or at www.nyc.gov/finance.
3. You live in rent regulated housing (rent-controlled, rent-stabilized, Mitchell Lama or certain other categories of housing indicated in the application materials).
4. Your rent is one-third or more of household income.
5. You are named on the lease or rent order, or have been granted succession rights to the apartment.

HOW DO I GET DRIE BENEFITS?

To receive DRIE benefits, you must submit an Application for Disability Rent Increase Exemption. To get the application:

- call 311 or 711 to request an application by mail, or
- download a paper application at: <http://www1.nyc.gov/site/finance/benefits/property-benefit-forms/benefits-forms-property-tenants-drie.page>

If you need assistance completing the DRIE application or have eligibility questions, you can:

- call 311 or 711, or contact the Mayor's Office for People with Disabilities at 212-788-2830 or by TTY at 212-788-2838
- send an email by going to <http://www1.nyc.gov/site/finance/about/contact-by-email/contact-drie.page>
- visit the SCRIE/DRIE walk-in office Monday through Friday from 8:30am - 4:30pm located at 66 John Street, 3rd Floor, New York, NY 10038

When you receive the application it is important you submit it in a timely manner. Even if you qualify for DRIE benefits, **your rental obligation will not be frozen until you apply and are approved.**

HOW MUCH IS THE DRIE BENEFIT?

If the application is approved, your rental obligation will be frozen at the amount you are currently paying or at the amount of your prior lease, depending on certain factors. The benefit becomes effective the first day of the month following the month in which your application was received.

HOW IS INCOME CALCULATED?

Household income includes all sources of taxable and non-taxable income, with the exception of gifts and inheritances. The only deductions allowed are federal, state and local taxes and Social Security taxes.

WHAT HAPPENS IF I MOVE?

If you move to another rent regulated apartment, you can apply to have your rent increase exemption recalculated for your new apartment by submitting an Apartment Benefit Transfer Application. You can request a form by calling 311, or you can download the application by visiting http://www1.nyc.gov/assets/finance/downloads/pdf/drie/drie_transfer.pdf.

WHAT HAPPENS IF MY APPLICATION IS DENIED?

You should receive a letter within 45 days of your application notifying you of the status of your application.

For information on the status of an application or appeal, you can contact the Department of Finance DRIE Unit by calling 311 or 711 or by visiting the DRIE walk-in office at 66 John Street, 3rd Floor, New York, NY.

If your application is denied, you can appeal the decision by submitting an Application for Appeal of the Disability Rent Increase Exemption Determination **within 60 days of notification of the denial.** You can request an appeal form by calling 311 or 711, or download the application at http://www1.nyc.gov/assets/finance/downloads/pdf/07pdf/drie_appeal.pdf.

You can also contact the DRIE ombudsman if you have problems or your application is denied by going online to <http://www1.nyc.gov/site/finance/about/contact-by-email/contact-us-drie-ombudsman.page>.

WHO CAN I CONTACT IF I HAVE QUESTIONS OR NEED HELP WITH MY APPEAL?

You can call MFY Legal Services, Inc. toll free at 877-417-2427 Monday through Friday from 10:00 a.m. to 5:00 p.m.

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