NEW YORK

Fill out online

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

1. Renewal and monthly charges

Renewal begins	Renewal ends (inclusive)
Current monthly rent (USD)	Renewed monthly rent (USD)
Rent due day each month	Security deposit already held (USD)
Existing recurring fees / utilities	

No additional security deposit, renewal fee or other one-time charge is due under this agreement. Existing lawful recurring charges listed above continue; no new charge is created. Deposit accounting, interest and return obligations remain governed by applicable law.

2. Existing lease and parties

Street address / unit	
City / town	County
ZIP code	Contact phone
Original lease signed	Current term ends
Landlord legal name	
Signing agent, if any	
Landlord notice address	

Print pages 1-7 for the agreement and any included disclosures. Guide: 8-11.

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Contact email

3. Agreement

The landlord and all tenants identified in this agreement mutually extend the existing written lease identified above for the same premises. The renewed term begins and ends on the dates stated above. The renewed monthly rent applies from the renewal start date, subject to applicable law.

Except for the renewed term and monthly rent expressly stated here, the lawful provisions of the existing lease and its existing addenda continue unchanged, including payment method, rent due day, utilities, maintenance and occupancy provisions. The existing lease must be kept with this agreement.

This agreement does not add an automatic-renewal provision, change any party, extend a guaranty, impose a new fee, waive a claim, or waive any nonwaivable right. An unlawful term in the existing lease is not validated by this renewal. If a provision conflicts with mandatory law, that law controls.

The stated end date is not a notice to vacate or a waiver of renewal, notice, just-cause, rent-limit, habitability, security-deposit, anti-retaliation or other protections. Any later termination, holdover or further renewal is governed by applicable law and the lawful terms of the lease.

All parties should receive a complete signed copy together with the original lease and required disclosures. Signing this document does not establish that a separate notice has been delivered or that a proposed rent increase is lawful.

4. Documents kept with this renewal

Keep this agreement with the original lease and all existing addenda. Provide each party with the complete signed packet and every applicable state, local and federal disclosure. Required notices must be delivered separately on time; signing this renewal does not cure a missing notice or authorize an unlawful increase.

Additional documents

Before signing

Every covered lease renewal must include the completed Good Cause applicability notice. Complete and attach it even when claiming an exemption. Rent-stabilized units require their prescribed renewal process and are outside this tool. Check section 226-c notice timing for increases of 5% or more and local coverage.

For the same home and parties, with a renewed term of up to one year. Complete all applicable fields, keep the original lease, and attach required disclosures. Prescribed regulated-housing forms are outside this template.

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5. Signatures

By signing, each person agrees to the renewal above and confirms receiving and reviewing the existing lease and listed documents. An agent signs only with authority for the landlord. No guarantor obligation is extended by this agreement.

Use one row per signer. Leave unused tenant rows blank.

Landlord or authorized agent

Full legal name	Signature	Date signed

Tenants

Full legal name	Mobile (optional)	Signature	Date signed

NOTICE TO TENANT OF APPLICABILITY OR INAPPLICABILITY OF THE NEW YORK STATE GOOD CAUSE EVICTION LAW

This notice from your landlord serves to inform you of whether or not your unit/apartment/home is covered by the New York State Good Cause Eviction Law (Article 6-A of the Real Property Law) and, if applicable, the reason permitted under the New York State Good Cause Eviction Law that your landlord is not renewing your lease. Even if your apartment is not protected by Article 6-A, known as the New York State Good Cause Eviction Law, you may have other rights under other local, state, or federal laws and regulations concerning rents and evictions. This notice, which your landlord is required to fill out and give to you, does not constitute legal advice. You may wish to consult a lawyer if you have any questions about your rights under the New York State Good Cause Eviction Law or about this notice.

NOTICE (THIS SHOULD BE FILLED OUT BY YOUR LANDLORD)

STREET: _____

UNIT OR APARTMENT NUMBER: _____

CITY/TOWN/VILLAGE: _____

STATE: _____

ZIP CODE: _____

1. IS THIS UNIT SUBJECT TO ARTICLE 6-A OF THE REAL PROPERTY LAW, KNOWN AS THE NEW YORK STATE GOOD CAUSE EVICTION LAW? (PLEASE MARK APPLICABLE ANSWER)

[ ] YES

[ ] NO

2. IF THE UNIT IS EXEMPT FROM ARTICLE 6-A OF THE REAL PROPERTY LAW, KNOWN AS THE NEW YORK STATE GOOD CAUSE EVICTION LAW, WHY IS IT EXEMPT FROM THAT LAW? (PLEASE MARK ALL APPLICABLE EXEMPTIONS)

[ ] A. Village/Town/City outside of New York City has not adopted good cause eviction under section 213 of the Real Property Law

[ ] B. Unit is owned by a "small landlord," as defined in subdivision 3 of section 211 of the Real Property Law, who owns no more than 10 units for small landlords located in New York City or the number of units established as the maximum amount a "small landlord" can own in the state by a local law of a village, town, or city, other than New York City, adopting the provisions of Article 6-A of the Real Property Law, known as the New York State Good Cause Eviction Law, or no more than 10 units, as applicable. In connection with any eviction proceeding in which the landlord claims an exemption from the provisions of Article 6-A of the Real Property Law, known as the New York State Good Cause Eviction Law, on the basis of being a small landlord, the landlord shall provide to the tenant or tenants subject to the proceeding the name of each natural person who owns or is a beneficial owner of, directly or indirectly, in whole or in part, the housing accommodation at issue in the proceeding, the number of units owned, jointly or separately, by each such natural person owner, and the addresses of any such units, excluding each natural person owner's principal residence. If the landlord is an entity, organized under the laws of this state or of any other jurisdiction, then such landlord shall provide to the tenant or tenants subject to the proceeding the name of each natural person with a direct or indirect ownership interest in such entity or any affiliated entity, the number of units owned, jointly or separately, by each such natural person owner, and the addresses of any such units, excluding each natural person owner's principal residence (exemption under subdivision 1 of section 214 of the Real Property Law)

[ ] C. Unit is located in an owner-occupied housing accommodation with no more than 10 units (exemption under subdivision 2 of section 214 of the Real Property Law)

[ ] D. Unit is subject to regulation of rents or evictions pursuant to local, state, or federal law (exemption under subdivision 5 of section 214 of the Real Property Law)

[ ] E. Unit must be affordable to tenants at a specific income level pursuant to statute, regulation, restrictive declaration, or pursuant to a regulatory agreement with a local, state, or federal government entity (exemption under subdivision 6 of

section 214 of the Real Property Law)

[ ] F. Unit is on or within a housing accommodation owned as a condominium or cooperative, or unit is on or within a housing accommodation subject to an offering plan submitted to the office of the attorney general (exemption under subdivision 7 of section 214 of the Real Property Law)

[ ] G. Unit is in a housing accommodation that was issued a temporary or permanent certificate of occupancy within the past 30 years (only if building received the certificate on or after January 1st, 2009) (exemption under subdivision 8 of section 214 of the Real Property Law)

[ ] H. Unit is a seasonal use dwelling unit under subdivisions 4 and 5 of section 7-108 of the General Obligations Law (exemption under subdivision 9 of section 214 of the Real Property Law)

[ ] I. Unit is in a hospital as defined in subdivision 1 of section 2801 of the Public Health Law, continuing care retirement community licensed pursuant to Article 46 or 46-A of the Public Health Law, assisted living residence licensed pursuant to Article 46-B of the Public Health Law, adult care facility licensed pursuant to Article 7 of the Social Services Law, senior residential community that has submitted an offering plan to the attorney general, or not-for-profit independent retirement community that offers personal emergency response, housekeeping, transportation and meals to their residents (exemption under subdivision 10 of section 214 of the Real Property Law)

[ ] J. Unit is a manufactured home located on or in a manufactured home park as defined in section 233 of the Real Property Law (exemption under subdivision 11 of section 214 of the Real Property Law)

[ ] K. Unit is a hotel room or other transient use covered by the definition of a class B multiple dwelling under subdivision 9 of section 4 of the Multiple Dwelling Law (exemption under subdivision 12 of section 214 of the Real Property Law)

[ ] L. Unit is a dormitory owned and operated by an institution of higher education or a school (exemption under subdivision 13 of section 214 of the Real Property Law)

[ ] M. Unit is within and for use by a religious facility or institution (exemption under subdivision 14 of section 214 of the Real Property Law)

[ ] N. Unit has a monthly rent that is greater than the percent of fair market rent established in a local law of a village, town, or city, other than New York City, adopting the provisions of Article 6-A of the Real Property Law, known as the New York Good Cause Eviction Law, or 245 percent of the fair market rent, as applicable. Fair market rent refers to the figure published by the United States Department of Housing and Urban Development, for the county in which the housing accommodation is located, as shall be published by the Division of Housing and Community Renewal no later than August 1st in any given year. The Division of Housing and Community Renewal shall publish the fair market rent and 245 percent of the fair market rent for each unit type for which such fair market rent is published by the United States Department of Housing and Urban Development for each county in New York State in the annual publication required pursuant to subdivision 7 of section 211 of the Real Property Law (exemption under subdivision 15 of section 214 of the Real Property Law)

3. IF THIS UNIT IS SUBJECT TO ARTICLE 6-A OF THE REAL PROPERTY LAW, KNOWN AS THE NEW YORK STATE GOOD CAUSE EVICTION LAW, AND THIS NOTICE SERVES TO INFORM A TENANT THAT THE LANDLORD IS INCREASING THE RENT ABOVE THE THRESHOLD FOR PRESUMPTIVELY UNREASONABLE RENT INCREASES, WHAT IS THE LANDLORD'S JUSTIFICATION FOR INCREASING THE RENT ABOVE THE THRESHOLD FOR PRESUMPTIVELY UNREASONABLE RENT INCREASES? (A rent increase is presumptively unreasonable if the increase from the prior rent is greater than the lower of: (a) 5 percent plus the annual percentage change in the consumer price index for all urban consumers for all items as published by the United States Bureau of Labor Statistics for the region in which the housing accommodation is located, as published not later than August 1st of each year by the Division of Housing and Community Renewal; or (b) 10 percent.) (PLEASE MARK AND FILL OUT THE APPLICABLE RESPONSE)

[ ] A. The rent is not being increased above the threshold for presumptively unreasonable rent increases described above:

[ ] B. The rent is being increased above the threshold for presumptively unreasonable rent increases described above:

JUSTIFICATION (if applicable): _____

_____

4. IF THIS UNIT IS SUBJECT TO ARTICLE 6-A OF THE REAL PROPERTY LAW, KNOWN AS THE NEW YORK STATE GOOD CAUSE EVICTION LAW, AND THIS NOTICE SERVES TO INFORM A TENANT THAT THE LANDLORD IS NOT RENEWING A LEASE, WHAT IS THE GOOD CAUSE FOR NOT RENEWING THE LEASE? (PLEASE MARK ALL APPLICABLE REASONS)

[ ] A. This unit is exempt from Article 6-A of the Real Property Law, known as the New York State Good Cause Eviction Law, for the reasons stated in response to question 2, above (IF THIS ANSWER IS CHECKED, NO OTHER ANSWERS TO THIS QUESTION SHOULD BE CHECKED):

[ ] B. The tenant is receiving this notice in connection with a first lease or a renewal lease, so the landlord does not need to check any of the lawful reasons listed below for not renewing a lease under Article 6-A of the Real Property Law, known as the New York State Good Cause Eviction Law (IF THIS ANSWER IS CHECKED, NO OTHER ANSWERS TO THIS QUESTION SHOULD BE CHECKED)

[ ] C. The landlord is not renewing the lease because the unit is sublet and the sublessor seeks in good faith to recover possession of the unit for their own personal use and occupancy (exemption under subdivision 3 of section 214 of the Real Property Law):

[ ] D. The landlord is not renewing the lease because the possession, use or occupancy of the unit is solely incident to employment and the employment is being or has been lawfully terminated (exemption under subdivision 4 of section 214 of the Real Property Law):

[ ] E. The landlord is not renewing the lease because the tenant has failed to pay rent due and owing, and the rent due or owing, or any part thereof, did not result from a rent increase which is unreasonable. A rent increase is presumptively unreasonable if the increase from the prior rent is greater than the lower of: (a) 5 percent plus the annual percentage change in the consumer price index for all urban consumers for all items as published by the United States Bureau of Labor Statistics for the region in which the housing accommodation is located, as published not later than August 1st of each year by the Division of Housing and Community Renewal; or (b) 10 percent (good cause for eviction under paragraph a of subdivision 1 of section 216 of the Real Property Law):

[ ] F. The landlord is not renewing the lease because the tenant is violating a substantial obligation of their tenancy or breaching any of the landlord's rules and regulations governing the premises, other than the obligation to surrender possession of the premises, and the tenant has failed to cure the violation after written notice that the violation must cease within 10 days of receipt of the written notice. For this good cause to apply, the obligation the tenant violated cannot be an obligation that was imposed for the purpose of circumventing the intent of Article 6-A of the Real Property Law, known as the New York State Good Cause Eviction Law. The landlord's rules or regulations that the tenant has violated also must be reasonable and have been accepted in writing by the tenant or made a part of the lease at the beginning of the lease term (good cause for eviction under paragraph b of subdivision 1 of section 216 of the Real Property Law):

[ ] G. The landlord is not renewing the lease because the tenant is either (a) committing or permitting a nuisance on the unit or the premises; (b) maliciously or grossly negligently causing substantial damage to the unit or the premises; (c) interfering with the landlord's, another tenant's, or occupants of the same or an adjacent building or structure's comfort and safety (good cause for eviction under paragraph c of subdivision 1 of section 216 of the Real Property Law):

[ ] H. The landlord is not renewing the lease because the tenant's occupancy of the unit violates law and the landlord is subject to civil or criminal penalties for continuing to let the tenant occupy the unit. For this good cause to apply, a state or municipal agency having jurisdiction must have issued an order requiring the tenant to vacate the unit. No tenant shall be removed from possession of a unit on this basis unless the court finds that the cure of the violation of law requires the removal of the tenant and that the landlord did not, through neglect or deliberate action or failure to act, create the condition necessitating the vacate order. If the landlord does not try to cure the conditions causing the violation of the law, the tenant has the right to pay or secure payment, in a manner satisfactory to the court, to cure the violation. Any

tenant expenditures to cure the violation shall be applied against rent owed to the landlord. Even if removal of a tenant is absolutely essential to the tenant's health and safety, the tenant shall be entitled to resume possession at such time as the dangerous conditions have been removed. The tenant also retains the right to bring an action for monetary damages against the landlord or to otherwise compel the landlord to comply with all applicable state or municipal housing codes (good cause for eviction under paragraph d of subdivision 1 of section 216 of the Real Property Law):

[ ] I. The landlord is not renewing the lease because the tenant is using or permitting the unit or premises to be used for an illegal purpose (good cause for eviction under paragraph e of subdivision 1 of section 216 of the Real Property Law):

[ ] J. The landlord is not renewing the lease because the tenant has unreasonably refused the landlord access to the unit for the purposes of making necessary repairs or improvements required by law or for the purposes of showing the premises to a prospective purchaser, mortgagee, or other person with a legitimate interest in the premises (good cause for eviction under paragraph f of subdivision 1 of section 216 of the Real Property Law):

[ ] K. The landlord is not renewing the lease because the landlord seeks in good faith to recover possession of the unit for the landlord's personal use and occupancy as the landlord's principal residence, or for the personal use and occupancy as a principal residence by the landlord's spouse, domestic partner, child, stepchild, parent, step-parent, sibling, grandparent, grandchild, parent-in-law, or sibling-in-law. The landlord can only recover the unit for these purposes if there is no other suitable housing accommodation in the building that is available. Under no circumstances can the landlord recover the unit for these purposes if the tenant is (a) 65 years old or older; or (b) a "disabled person" as defined in subdivision 6 of section 211 of the Real Property Law. To establish this good cause in an eviction proceeding, the landlord must establish good faith to recover possession of a housing accommodation for the uses described herein by clear and convincing evidence (good cause for eviction under paragraph g of subdivision 1 of section 216 of the Real Property Law):

[ ] L. The landlord is not renewing the lease because the landlord in good faith seeks to demolish the housing accommodation. To establish this good cause in an eviction proceeding, the landlord must establish good faith to demolish the housing accommodation by clear and convincing evidence (good cause for eviction under paragraph h of subdivision 1 of section 216 of the Real Property Law):

[ ] M. The landlord is not renewing the lease because the landlord seeks in good faith to withdraw the unit from the housing rental market. To establish this good cause in an eviction proceeding, the landlord must establish good faith to withdraw the unit from the rental housing market by clear and convincing evidence (good cause for eviction under paragraph i of subdivision 1 of section 216 of the Real Property Law):

[ ] N. The landlord is not renewing the lease because the tenant has failed to agree to reasonable changes at lease renewal, including reasonable increases in rent, and the landlord gave written notice of the changes to the lease to the tenant at least 30 days, but no more than 90 days, before the current lease expired. A rent increase is presumptively unreasonable if the increase from the prior rent is greater than the lower of: (a) 5 percent plus the annual percentage change in the consumer price index for all urban consumers for all items as published by the United States Bureau of Labor Statistics for the region in which the housing accommodation is located, as published by August 1st of each year by the Division of Housing and Community Renewal; or (b) 10 percent (good cause for eviction under paragraph j of subdivision 1 of section 216 of the Real Property Law):.

Source: New York Real Property Law section 231-c. For a renewal, complete question 4 using the applicable renewal or exemption response; do not select a nonrenewal reason.

Choose the right renewal process

Start with the property's legal status

This packet is for a mutual renewal involving the same home and parties, for a term of up to one year. It does not replace prescribed rent-stabilized forms, subsidy-program documents, or a negotiated replacement lease. Before entering dates or rent, collect the existing lease, riders, rent history, ownership information and municipality. A building's address or age alone is not a complete coverage determination. Treat missing records as something to resolve before asking tenants to sign.

Rent stabilization: use HCR's renewal forms

Rent-stabilized tenants generally choose a one- or two-year renewal on the existing terms. HCR describes a 90-150-day offer window in New York City; outside NYC, the owner signs and dates the notice and sends it by certified mail 90-120 days before expiration. The tenant generally has 60 days to respond. Applicable Rent Guidelines Board orders, riders and regulated-rent rules govern the calculation. This general agreement is not a substitute for that process. Electronic lease offers also require the tenant's voluntary consent using HCR's prescribed process.

Official source

Good Cause coverage is a separate question

Good Cause applies in NYC and municipalities that opt in, subject to statutory exemptions. Examples include qualifying small landlords, owner-occupied properties with no more than ten units, certain regulated or income-restricted housing, condominiums/cooperatives, and qualifying newer buildings. The newer-building exemption runs for 30 years after a certificate of occupancy issued on or after January 1, 2009. Exemption analysis can require ownership and beneficial-ownership records, not merely the number of units in this building. Check the actual exemption before marking the disclosure.

Official source

Keep the disclosure with the agreement

Pages 4-7 contain the applicability notice under RPL 231-c. Complete the property details and coverage/exemption answers; do not leave the notice blank simply because you believe the property is exempt. A renewal should use the applicable renewal response rather than an invented nonrenewal reason. Review the statute's prescribed wording and required information. This guide is educational and does not itself serve as the statutory notice.

Official source

Rent changes and local differences

Separate the notice trigger from the permissible rent

A proposed increase of exactly 5% triggers RPL 226-c notice requirements, just as a larger increase does. That threshold is not permission to increase by 5%, and it is not the Good Cause rent standard. Calculate (new rent minus current rent) divided by current rent. For example, $2,000 to $2,100 is 5%; $2,000 to $2,080 is 4%. Smaller increases can still be restricted by rent regulation, the lease or other applicable rules.

Official source

Good Cause: a rebuttable standard, not an automatic allowance

For covered homes, increases above the applicable local rent standard are presumptively unreasonable. A court can consider relevant evidence, including property taxes and qualifying costs; simply writing a higher amount into a renewal does not establish that it is justified. Covered tenants also cannot be removed merely because a lease expired. RPL 216 contains the grounds and procedures for removal. Get case-specific advice before relying on an above-standard increase or refusing renewal.

Official source

Read the correct annual and municipal information

HCR publishes the annual Good Cause figures. Its August 2026 notice lists opt-ins reported as of May 4, 2026: examples include Albany (345% FMR; small landlord no more than one statewide unit), Kingston (300%; one unit), Rochester (245%; one unit) and White Plains (345%; four units). These are exemption thresholds, not allowed rent-increase percentages. The list's reporting cutoff means later local changes require checking. The city and town of Poughkeepsie are distinct jurisdictions. Match the actual municipality, county and unit size; do not use a nearby city's threshold.

Official source

Practical worksheet before an offer

Keep four separate entries: current rent; proposed rent and percentage change; the notice deadline; and the legal basis for that rent. Save the applicable official annual publication and local rule with the calculation. If the home is regulated, use that system's calculation rather than substituting the Good Cause standard. If coverage or an exemption is unresolved, pause the offer and resolve the classification instead of selecting an exemption to make the form easier to complete.

Plan notices before signing

The 30-, 60- and 90-day notice framework

RPL 226-c requires advance written notice for nonrenewal or an increase of at least 5%. The applicable tier depends on the longer of cumulative occupancy and lease term. A tenant with a one-year lease generally falls in the 60-day tier even early in occupancy; a two-year lease falls in the 90-day tier. Check the statute's precise conditions and boundary dates. Late notice can extend the existing terms until the notice period runs out. Include the required coverage notice. Signing this agreement does not cure a missed notice.

Official source

Plan notices before signing

Automatic renewal clauses have their own reminder rule

GOL 5-905 addresses clauses that renew for an additional period unless the tenant gives notice of leaving. To make such a clause operative, the landlord must give a written reminder 15-30 days before the tenant's contractual notice deadline, personally or by registered or certified mail. This is a reminder about the clause, not a substitute for other statutory notices. Example: if the tenant's opt-out deadline is June 1, count the reminder window backward from June 1, not from the lease's later expiration date.

Official source

Do not confuse a renewal offer with a termination notice

For Good Cause cases involving refusal of reasonable renewal changes, RPL 216(1)(j) specifies a 30-90-day written-notice window before lease expiration. That requirement needs to be reconciled with other applicable notice rules, not treated as an alternative to them. A disputed refusal to sign is not permission for a lockout. Seek legal review before treating silence, a counteroffer or a disputed rent increase as grounds for removal.

Official source

Build a documented timeline

Record the current expiration date, occupancy start, proposed start, applicable notice period and delivery evidence. Do not backdate a notice or signature to make a deadline appear satisfied. If the dates do not fit, revise the proposed effective date and evaluate the interim tenancy rather than forcing the original dates into the form. Retain the actual notice, its attachments and delivery record separately from the signed renewal.

Deposits, signatures and records

Record the deposit already held

This agreement carries forward the existing deposit and does not create a new deposit charge. For ordinary non-rent-stabilized homes within GOL 7-108, the general limit is one month's rent, with statutory exceptions for particular arrangements. Do not collect a second deposit just because a renewal is signed. Reconcile the ledger, any lawful deductions and the amount actually held before filling the deposit field. Regulated housing has its own requirements; use the appropriate rules rather than assuming this paragraph covers it.

Official source

When the tenancy eventually ends

For covered non-rent-stabilized tenancies, GOL 7-108 provides inspection rights and a 14-day deadline after vacancy for the itemized accounting and remaining deposit. Requested pre-vacate inspections generally occur one to two weeks before the end, with at least 48 hours' written notice. Ordinary wear is not a damage deduction; missing the 14-day requirement forfeits the right to retain the deposit. A renewal is not a move-out: keep the original condition records rather than resetting them.

Official source

Deposits, signatures and records

One person, one signature row

Write each tenant's full legal name on their own row, then have that person sign and date the same row. Leave unused rows blank. The owner or authorized agent uses the separate owner row. Confirm an agent's authority and avoid extending a guarantor obligation through an unexplained signature. If a tenant is leaving, a new tenant is joining, or the property changes, arrange the necessary separate agreement instead of crossing names out without documenting everyone's obligations.

Assemble a usable final packet

Check dates, address, rent, recurring charges and all signatures against the original lease. Print pages 1-7 for the agreement and required disclosure; retain the remaining pages as a reading guide. Add any other required disclosures and give each party the complete signed packet. Keep a copy that cannot be accidentally overwritten. The small online link and QR return to the New York tool; they do not replace signed records or legally required delivery. Sources reviewed November 13, 2026. Recheck the linked laws and current local rules when preparing a later renewal.