

IS YOUR
NEIGHBORHOOD
GETTING TOO
EXPENSIVE?

您所居住的
社区是否过
于昂贵?

查询您的权利以便您可以继续在您的社区内居住
FIND OUT YOUR RIGHTS SO YOU CAN STAY IN YOUR NEIGHBORHOOD

每个纽约市的租户都有权。。。

EVERY RENTER IN NEW YORK CITY HAS THE RIGHT...

全年热水供应，以及10月1日至5月31
日间有暖气供应。

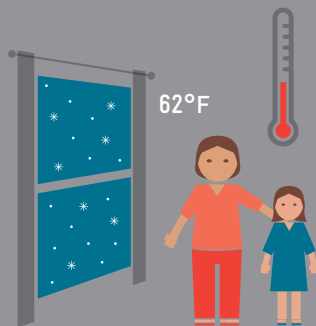
TO HAVE HOT WATER YEAR-ROUND AND
HEAT BETWEEN OCTOBER 1 AND MAY 31.

按天计算，当室外温度低于华氏55度时，室内温度
必须最少为华氏68度。

BY DAY it must be at least
68°F inside when it's below
55°F outside.

在夜间，室内温度最少
为华氏62度。

AT NIGHT it must be
at least 62°F inside.



与您的直系亲属居住。

TO LIVE WITH YOUR IMMEDIATE
FAMILY MEMBERS.

作为租约唯一签署人的租户有权与另一个非血缘关系的
人以及此人的受抚养子女居住在一起。

Renters who are the
only signer on their
lease also have the
right to live with one
other nonrelative
and that person's
dependent children.



在合理的时间
内进行维修。

TO HAVE REPAIRS MADE
WITHIN A REASONABLE
AMOUNT OF TIME.



如果您的房东拒绝您的
这些权利，请致电311。
IF YOUR LANDLORD
DENIES YOU THESE RIGHTS,
CALL 311.

无论您是否拥有移民身
份，您都拥有这些权利！
YOU HAVE THESE RIGHTS
REGARDLESS OF
IMMIGRATION STATUS!

在您拨打311时，纽约市
不允许询问或查看您的
移民身份。
THE CITY IS NOT ALLOWED
TO ASK ABOUT OR LOOK
INTO YOUR IMMIGRATION
STATUS WHEN YOU CALL 311.

提供灭绝虫害服务。

TO BE PROVIDED WITH
EXTERMINATION SERVICE.



每三年重新粉
刷您的公寓。

TO HAVE YOUR APARTMENT
PAINTED EVERY THREE YEARS.

在不会遭到房东报复
的情况下与其他租
户联合组织起来。

TO ORGANIZE WITH
OTHER RENTERS
WITHOUT RETALIATION
FROM YOUR LANDLORD.



在某些情况下将您的公
寓转给家人。

TO PASS YOUR APARTMENT
ON TO A FAMILY MEMBER IN
SOME CASES.

如果您的房东违反了这些规定，可
以向房屋法庭提出诉讼。

TO FILE A CASE AGAINST YOUR
LANDLORD IN HOUSING COURT
IF THEY BREAK THESE RULES.



租金稳定

RENT STABILIZATION

如何知道您是否住在租金稳定的公寓里？

租金稳定法是纽约州的一项法律：

- 适用于1974年以前建造的拥有6套公寓或以上的建筑物，以及1974年以后用政府贷款或税收优惠建造或翻新的3套公寓或以上的建筑物。

HOW CAN YOU TELL IF YOU LIVE IN A RENT-STABILIZED APARTMENT?

Rent stabilization is a New York State law that:

- Applies to many buildings built before 1974 with 6 or more apartments and some buildings with 3 or more apartments, built or renovated with government loans or tax benefits after 1974.

如果您住在租金稳定的公寓里，您有更多的权利。

- 您的房东只能在续租时增加有限的租金。
- 您有权在租约到期时续签租约，并可以选择一年或两年的期限。
- 您的房东不能驱逐您（除了一些原因，比如非法转租，骚扰，不支付租金，或公寓不是您的主要住所）。
- 您可以向HCR查询您公寓的出租历史，以查看公寓是否被合法解除管制，或者您的房东是否登记了非法的高额租金。
- 如果您的家人和您一起居住了至少两年，在您死亡或永久离开公寓后，他们可能有权住在您的公寓里。（年长及残疾的家庭成员只需和您居住了至少一年）。

IF YOU LIVE IN A RENT-STABILIZED APARTMENT, YOU HAVE MORE RIGHTS.

- Your landlord can only increase your rent by a limited amount when you renew your lease.
- You have the right to renew your lease when it expires and can choose between a one- or two-year term.
- Your landlord can't evict you (except for a few reasons, like illegal sublet, nuisance, or if the apartment is not your primary residence).
- You can request a rent history of your apartment from HCR to see if the apartment has been lawfully deregulated or if your landlord has registered an illegally high rent.
- Your family members may have the right to live in your apartment when you die or permanently leave the apartment, if they have already lived with you for at least two years (one year in the case of family members who are seniors or persons with disabilities).

我如何知道我的租金是否正确？什么是优惠租金？

如果您有一份包含两个租金的租约，其中包括一个较高租金和一个较低租金，而您支付较低的租金，您可能得到所谓的“优惠租金”。

- 当您需要续签租约时，您的房东可能有权把租金提高到更高的金额。

那我该怎么办？

- 检查您的租约上是否写着“优惠”利率，以及此优惠利率只在目前的租约期限内有效，或者在你的居住期限内一直有效。
- 从HCR查询您的租赁记录，您的房东每次续签租约时都必须提交租金金额。租金记录可能显示您的房东是否在您入住之前非法增加了租金。
- 致电HCR (718) 739-6400，用您的语言请求服务。
- 在最初的租金欺诈发生后的4年内，向HCR提出“收费过高投诉”，或将您的问题提交房屋法庭，对非法增加租金提出质疑。

HOW DO I KNOW IF MY RENT IS CORRECT? WHAT'S A PREFERENTIAL RENT?

If you have a lease with two rents listed, a higher one and a lower one, and you pay the lower one, you may have what is called a "preferential rent."

- Your landlord may have the right to raise your rent to the higher amount when it's time to renew the lease.

So what can I do?

- Check your lease to see if it says "preferential" rate, and if it's only for this lease term or for as long as you live there.
- Request your rent history from HCR, where your landlord has to file the rent every time you renew your lease. The rent history may show whether the landlord illegally increased the rent before you moved in.
- Call HCR at (718) 739-6400, and request service in your language.
- Challenge illegal rent increases within four years of the initial rent fraud by filing an "overcharge complaint" with HCR or bringing your issue to housing court.

为什么使租金稳定的公寓变得重要？

即使租户周围的租金开始迅速上涨，由于租金稳定公寓的租金不能随意上涨，租户才能够留在他们的社区。

WHAT MAKES RENT-STABILIZED APARTMENTS IMPORTANT?

Because the rent goes up slowly, tenants can stay in their neighborhoods even as the rents around them start to go up quickly.

如果我转租，我有权利吗？

有！如果您要转租其他人的公寓，房东不能直接把您赶出去 - 他或她必须通过驱逐程序驱赶（但租约人搬出时，转租人通常不能保留公寓）。

DO I HAVE RIGHTS IF I'M SUBLETTING?

YES! If you are subletting someone else's apartment, the landlord can't just throw you out—he or she needs to put you through an eviction process (but subletters usually don't get to keep the apartment when the person on the lease moves out).

谁来负责？

房屋维护及发展 (HPD) 是纽约市的房屋机构。HPD保护住户，维持和开发保障性廉租房。当您致电311有关您公寓的问题时，将转给他们。

房屋局 (DOB) 确保楼宇可靠的安全结构，适合居住。

健康与心理卫生局 (DOHMH) 对有关装修工程引起的粉尘及不安全情况的投诉作出回应。

住房与社区重建局 (HCR) 是负责监管租金稳定住房的州机构。联系他们提出有关租金过高，缺乏维修或骚扰的投诉。

房屋法庭是法庭的一部分，负责处理大多数房东和租户之间的纠纷和住房法规的执行

租金指导委员会 (RGB) 每年召开一次会议，以确定租金调节可以上涨的幅度。

WHO'S IN CHARGE?

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT (HPD) is New York City's housing agency. HPD protects tenants and preserves and develops affordable housing. When you call 311 with issues about your apartment, it goes to HPD.

DEPARTMENT OF BUILDINGS (DOB) makes sure that buildings are structurally sound and safe to live in.

DEPARTMENT OF HEALTH AND MENTAL HYGIENE (DOHMH) responds to complaints about renovation work that is causing

dust and unsafe conditions. HOMES AND COMMUNITY RENEWAL (HCR) is the state agency that oversees rent-stabilized housing. Contact them to file complaints about rent overcharges, leases, lack of repairs, or harassment.

HOUSING COURT is a part of the court that handles most landlord-tenant disputes and housing code enforcement.

RENT GUIDELINES BOARD (RGB) meets every year to set the amount that rent-regulated rents can go up.

如果我的房东不对我的公寓进行维修怎么办?

WHAT CAN I DO IF MY LANDLORD WON'T MAKE REPAIRS?

如果我的房东想把我赶出去，我该怎么办?

WHAT CAN I DO IF MY LANDLORD IS TRYING TO KICK ME OUT?

公开政策

1 跟进问题。

写一封关于这个问题的信给你的房东，然后用认证邮件寄出以证明您的寄出时间。并保留一份副本。

如果没有暖气供应，请在不同的日期和时间记录下您公寓的温度。

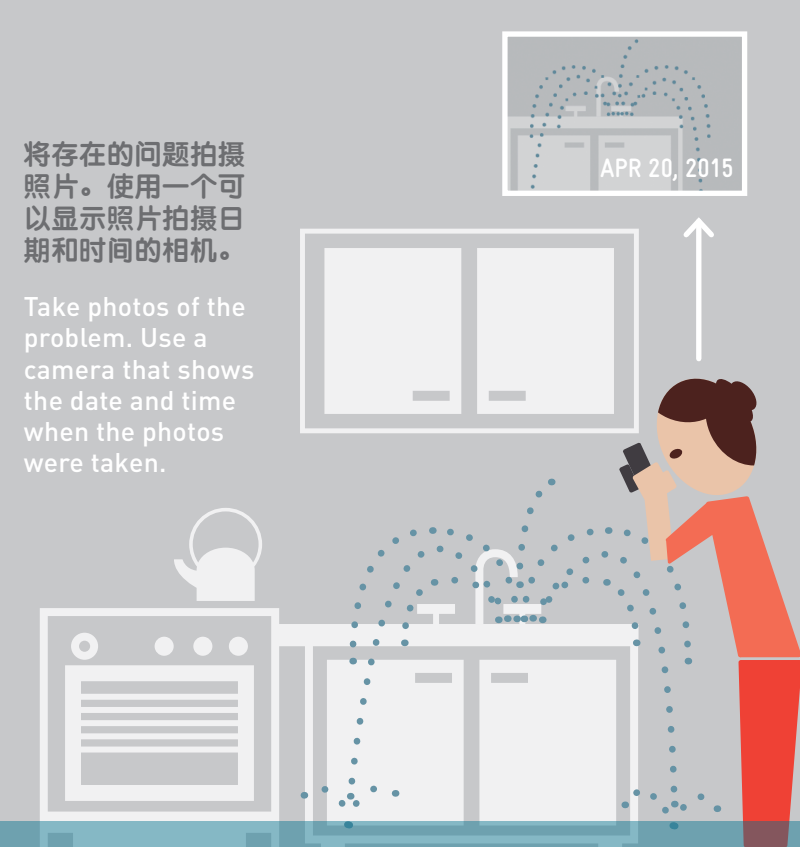
KEEP TRACK OF THE PROBLEM.

Write a letter about the problem to your landlord and send it by certified mail so you can prove when you sent it. Keep a copy for yourself.

If you don't have heat, keep a list of the temperature in your apartment at different days and times.

将存在的问题拍摄照片。使用一个可以显示照片拍摄日期和时间的相机。

Take photos of the problem. Use a camera that shows the date and time when the photos were taken.



2 致电311让市政府检查这个问题。

如果问题仍然存在请再次致电；多打几次电话！反映同样的问题。您也可以通过www1.nyc.gov/311在线提交投诉

CALL 311 TO GET THE CITY TO INSPECT THE PROBLEM.

Call again, if the problem persists! You can also submit a complaint online at www1.nyc.gov/311

记下他们给您提供的参考号码，并在您再次致电时提出来。

当您描述问题时尽可能要具体，并且每次都要使用同样的词汇。紧急求助！

Write down the reference number they give you when you call, and mention it when you call again.

Be as specific as possible when you describe the problem, and make sure to use the same words every time.



骚扰您让您搬出去是非法的！了解更多关于您的权利在这里。。。

HARASSING YOU TO MAKE YOU MOVE IS ILLEGAL! FIND OUT MORE ABOUT WHAT YOUR RIGHTS ARE HERE...

保护您自己！PROTECT YOURSELF!



不要用现金支付租金；适用支票或汇票。
Don't pay rent with cash; use a check or money order.



每次付房租时应该向房东索取收据。
Get a receipt from your landlord every time you pay the rent.



确保您配偶的名字也在租约中。
Make sure the name of your spouse is included on the lease.

3 如果这不起作用，您可以去房屋法庭起诉您的房东，以便他们必须进行维修。最好整栋楼的住客联合起来，一起去起诉。

IF THAT DOESN'T WORK, YOU CAN GO TO HOUSING COURT AND FILE A LAWSUIT AGAINST YOUR LANDLORD SO THEY HAVE TO MAKE REPAIRS.



您可以寻求社区或法律服务机构的帮助(请参阅关于骚扰的章节)。

对于紧急问题，例如冬天没有暖气或热水，您可以提出紧急诉讼。

You may be able to get a community or legal service organization to help you with this (see the section about harassment).

For URGENT PROBLEMS, like if you don't have heat or hot water in the winter, you can file an emergency lawsuit.



要做到这点，去房屋法庭，要求HP职员提交“紧急HP行动”。致电311找到离您最近的房屋法庭。

您可以在法庭上要求翻译。在您提交案件时，您也可以要求HPD派遣一名检查员，同时也需要一名语言翻译员。

To do this, go to Housing Court and ask to see the HP clerk to file an "emergency HP action." Call 311 to find the Housing Court closest to you.

You can ask for interpreters in court. You may also ask HPD to send an inspector when you file a case.



如果我的房东骚扰我，我该怎么办?

业主骚扰迫使租户离开他们的公寓是非法的。它可能包括拒绝服务和持续的身体或心理恐吓。如果骚扰涉及非法建筑或扣留服务如暖气和热水，请拨打311。在其他情况下，法律服务提供者可以提供帮助。

纽约市最近通过了一项法律，为所有面临驱逐的低收入租户提供法律援助。要查看您是否有资格获得免费法律援助，请拨打311或租户保护热线(917) 661-4505。

有关房屋法庭的问题，可致电房屋法庭(212) 962-4795。

在受租金管制的公寓内，被业主骚扰的租户，可致电(718) 739-6400与HCR联络。

WHAT CAN I DO IF MY LANDLORD IS HARASSING ME?

Harassment by an owner to force tenants out of their apartments is illegal. It may include withholding of services and persistent physical or psychological intimidation. If the harassment involves illegal construction or withholding services such as heat and hot water, call 311. In other instances, legal service providers can help.

The City recently invested over \$60 million to provide free or inexpensive legal representation to low and moderate income tenants facing harassment, building neglect, or eviction. To see if you qualify for free legal assistance, call 311 or the Tenant Protection Hotline at (917) 661-4505.

For questions about Housing Court, you can call Housing Court Answers at (212) 962-4795.

Tenants in rent-regulated apartments who are being harassed by their building owner may contact HCR at (718) 739-6400.



冬天没有暖气!

法律规定这是“十分危险”的情况。您应该提交紧急诉讼立即拨打311电话！紧急要求开启暖气。

THERE'S NO HEAT AND IT'S WINTER!

The law says this is an "immediately hazardous" condition. You should file an emergency lawsuit to get the heat turned on.



为了一笔钱而放弃您的公寓是有风险的，因为很难找到其他的房子。

从长远来看，搬出租金稳定的公寓可能会非常昂贵！

GIVING UP YOUR APARTMENT FOR WHAT SEEMS LIKE A LOT OF MONEY IS RISKY, BECAUSE IT'S VERY HARD TO FIND ALTERNATIVE HOUSING.

Moving out of your rent-stabilized apartment may be very expensive in the long run! It's considered harassment if your landlord keeps bothering you.



我的房东要给我钱让我搬出去。

MY LANDLORD IS OFFERING ME MONEY TO MOVE OUT OF THE BUILDING.



4 作为一个整体来要求维修，而不是自己一个人来维修，会更有效。要号召整栋的住客一起要求维修，才有力量!

IT CAN BE MORE EFFECTIVE TO ASK FOR REPAIRS AS A GROUP, INSTEAD OF ON YOUR OWN.



抱怨的人越多，房东就不得不做出回应。

The more people who are complaining, the more the landlord will have to respond.



曾经有租户成功的团结起来解决问题的案例。

Other groups of tenants have been successful in joining together.

有些组织可以帮助你们一起解决问题。

There are organizations that can help you join together to get problems fixed.

他们可以帮助您联系律师(见封底)。

They can help you to get access to lawyers (see back cover).



我的房东正在翻修这栋楼以提高租金。

MY LANDLORD IS RENOVATING THE BUILDING TO RAISE THE RENT.

Major Capital Improvements (MCIs) are often used by landlords to legally increase all of the rents in your building. If these cause a lot of noise and dust, this can be considered harassment and you can file a lawsuit or call 311 and report unsafe work.



为了一笔钱而放弃您的公寓是有风险的，因为很难找到其他的房子。

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我的房东把我锁在外面!

这是非法的!

如果您的房东想要驱逐您，他们必须得到法院命令。驱逐过程需要很长时间。

如果您的房东在没有法庭命令的情况下驱逐您，立即拨打911或去房屋法庭，并开启非法锁定案件。

MY LANDLORD LOCKED ME OUT! This is illegal!

If your landlord wants to evict you, they must obtain a court order. The eviction process can take a long time.

If your landlord evicts you without a court order, call 911 or go to housing court immediately and start an illegal lock out case.



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与社区中的其他人一起合作，让您的房屋可以负担得起。
JOIN OTHERS IN THE COMMUNITY WHO ARE WORKING TOGETHER TO KEEP YOUR HOMES AFFORDABLE

个别租户有时可以在法庭上胜诉，但真正的成功来自于组织和集体行动。
INDIVIDUAL TENANTS CAN SOMETIMES WIN IN COURT, BUT THE REAL SUCCESSES COME FROM ORGANIZING AND COLLECTIVE ACTION.

如果您遇到问题，您的邻居可能也有同样的经历。
IF YOU'RE HAVING A PROBLEM, YOUR NEIGHBORS ARE PROBABLY EXPERIENCING THE SAME THING.

租金稳定的租户组织起来，争取所有纽约人都能从中受益。
RENT-STABILIZED TENANTS HAVE ORGANIZED TOGETHER TO WIN IMPORTANT PROTECTIONS THAT ALL NEW YORKERS BENEFIT FROM.

MAKING POLICY PUBLIC

如果您经历过歧视，
您该怎么办？

IF YOU HAVE EXPERIENCED DISCRIMINATION,
WHAT SHOULD YOU DO?

基于各类保护类别，联邦/州和地方法律禁止住房歧视。

FEDERAL, STATE, AND LOCAL LAW PROHIBIT HOUSING DISCRIMINATION
BASED ON A VARIETY OF PROTECTED CATEGORIES.

在纽约市，人权委员会 (CCHR) 执行纽约市人权法，该法保护个体包括以下类别：年龄，种族，肤色，宗教/信仰，国籍，性别，性别认同和表达，性取向，怀孕，残疾，异地或公民身份，合法职业，合法收入来源，孩子，婚姻状况或同居伴侣，以及作为家庭暴力，性暴力，或跟踪受害者的身份。

如果您认为您经历过或目睹了住房歧视，您可以致电311或致电CCHR热线 (718) 722-3131报告。您必须在一年内提出申诉。

In New York City, the Commission on Human Rights (CCHR) enforces the NYC Human Rights Law, which protects individuals in these categories: age, race, color, religion/creed, national origin, gender, gender identity and expression, sexual orientation, pregnancy, disability, alienage or citizenship status, lawful occupation, lawful source of income, presence of children, marital status or partnership status, and status as victim of domestic violence, sexual violence, or stalking.

If you believe you have experienced or witnessed housing discrimination, you may report it by calling 311, or calling CCHR's Infoline at (718) 722-3131. You must file a complaint within one year.

您可以从HPD的网站上列出的组织那里得到更多关于住房问题的帮助。

<http://www1.nyc.gov/site/hpd/community/partnerships.page>

YOU CAN GET MORE HELP WITH YOUR HOUSING ISSUES FROM THE ORGANIZATIONS LISTED ON HPD'S WEBSITE.

<http://www1.nyc.gov/site/hpd/community/partnerships.page>

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CUP
The Center for Urban Pedagogy (CUP) is a nonprofit organization that uses the power of design and art to increase meaningful civic engagement. welcometoCUP.org

城市教育学中心 (CUP) 是一家非牟利机构，利用设计和艺术的力量来增加民众有意义的参与。welcometoCUP.org



INTRACOLLABORATIVE

A collective of designers and educators collaborating on multi-disciplinary projects for social, civic, cultural, educational, and environmental clients, who share a strong belief in design as an agent of change. intracollaborative.com

一个由设计师和教育工作者组成的团队，为社会，公民，文化，教育和环境客户的多学科项目合作，他们对设计作为改革的推动者持有强烈的信念。[Intracollaborative.com](http://intracollaborative.com)



NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

HPD's mission is to promote the construction and preservation of affordable, high-quality housing for low and moderate-income New Yorkers in thriving and diverse neighborhoods across the city. nyc.gov/hpd

纽约市房屋维护及发展局

HPD的使命是通过促进高质量的保障性住房的建设和维护，为低收入和中等收入的纽约人服务，使他们可以生活在繁荣和多样化的纽约社区中。nyc.gov/hpd

公开政策

MAKING POLICY PUBLIC

制定公共政策是城市教育学中心 (CUP) 的一个计划。CUP与政策倡导者和平面设计师合作，制作折叠海报，解释复杂政策问题，例如此项目。makingpolicypublic.net

该项目是对“租金管制权利”的修改。2013年由 CUP, CAAAV亚洲人社区组织和内部协作联合创建的项目。

Making Policy Public is a program of the Center for Urban Pedagogy (CUP). CUP partners with policy advocates and graphic designers to produce foldout posters that explain complicated policy issues, like this one. makingpolicypublic.net

This project is an adaptation of "Rent Regulation Rights," a project created by CUP, CAAAV Organizing Asian Communities and IntraCollaborative in 2013.

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