

CITY OF KINGSTON

Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

Kingston Good Cause Fact Sheet

Kingston's Good Cause Eviction was passed by the Kingston Common Council and signed into law by Mayor Steve Noble on July 12, 2024.

[Link to Local Law 5 of 2024 – Prohibiting Eviction Without Good cause](#)

The following fact sheet provides an introduction to the Good Cause Eviction Law in Kingston, New York. To view the full statute and all relevant State law provisions, [see Article 6-A of NYS Real Property Law here](#).

Why?

The legislation provides housing security and stability to Kingston tenants by limiting the grounds upon which a landlord can evict a tenant. The legislation also provides guidance for landlords on the items that are considered “good cause” for eviction and sets guidelines for “reasonable” rent increases.

Which buildings does it impact?

Under Local Law 5 of 2024, Good Cause Eviction applies to any housing unit owned by a landlord that owns two or more housing units anywhere in New York State except a housing unit that has a monthly rate above three hundred percent of fair market rent as published by the US Dept of Housing and Urban Development*.

State Law also exempts new housing units and any housing built after 2009. The Law also includes other exemption criteria that can be reviewed [here](#).

For the latest list of the rent stabilized buildings in the City of Kingston, see <https://engagekingston.com/etpa>.

For the latest registry of short-term rentals in the City of Kingston, see <https://kingston-ny.gov/housing>

*The latest fair market rates for the Kingston, NY MSA are published by HUD [here](#). For example, the fair market rent for a 1-bedroom in 2024 is \$1,308. Therefore, a 1 bedroom with a rent above \$3,924 is exempt from the Good Cause Eviction law.

How does it work?

The legislation outlines new defenses tenants can use to prevent an eviction without “good cause.”

Grounds for removal of a tenant include:

- The tenant is residing in a housing unit that is exempt from Good Cause Eviction (see above)

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- The tenant owes rent, provided that the rent being owed did not result from an unreasonable rent increase
- The tenant is in substantial violation of their written lease
- The tenant is committing a nuisance in the housing unit, e.g., damaging property or interfering with the comfort and safety of others, or using the property for illegal purposes
- The tenant is occupying the unit in violation of a local vacate order and a judge finds that curing this violation requires the tenant to leave and that the landlord did not create the condition necessitating the vacate order
- The tenant is unreasonably refusing the landlord access to the unit for necessary repairs or for showing the premises to any person with a legitimate interest in the premises
- The landlord seeks to recover the unit for personal use
- The landlord seeks in good faith to demolish the property or remove the unit from market with clear and convincing evidence
- The tenant fails to agree to reasonable changes to lease

How does it impact rent increases?

A rent increase is presumptively unreasonable if the increase from the prior rent is (a) five percent plus the annual percentage change in the consumer price index as [published by the Division of Homes and Community Renewal](#) OR (b) 10 percent, whichever is lower.

The legislation requires landlords to justify any rent increases over the thresholds set in the local law before a court will order an eviction for past-due rent.

I'm a landlord – how does this legislation impact me?

You must prove one of the above grounds for a legal eviction of a tenant before a judge. The judge will decide if an eviction is for a good cause.

A landlord that is subject to Good Cause Eviction shall also include a notice into any initial or renewal lease on the applicability or inapplicability of the New York State Good Cause Eviction Law ([see § 231-c.](#))

I'm a tenant and I believe my rights under this legislation have been violated or I need to speak to someone to better understand my rights. What should I do?

To understand how Good Cause Eviction may apply to your situation, contact legal counsel. Qualifying tenants may call the Kingston office of Legal Services of the Hudson Valley for [the City of Kingston Right to Counsel Program](#) at 845-331-9373 ext. 500 to conduct an intake. For an in-person intake, visit LSHV's Kingston office, M-F, 9-5, at 550 Aaron Court.