

CITY OF KINGSTON

Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

March 18, 2022

Kingston Good Cause Fact Sheet

Kingston's Good Cause Eviction was passed by the Kingston Common Council on January 13, 2022 and signed by Mayor Steve Noble on January 25, 2022.

[Link to Local Law 1 of 2022](#)

Why?

The legislation provides housing security and stability to Kingston tenants by limiting the grounds upon which a landlord can evict a tenant and protects Kingston tenants from exorbitant rent increases.

Which buildings does it impact?

Local Law 1 applies to all housing accommodations in the City of Kingston except any owner-occupied premise with fewer than four units.

How does it work?

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

A good cause is defined as a tenant that:

- fails to pay rent, as long as the money due is not the result of an "unconscionable" rent increase;
- violates a legal obligation of their tenancy;
- commits a nuisance or damages property;
- permits illegal activity;
- unreasonably refuses a landlord access to the housing for necessary repairs or to show the housing to a prospective buyer;
- must vacate the property because a landlord seeks in good faith to take back housing for personal use;
- refuses in bad faith a written lease which the landlord offered in good faith.

How does it impact rent increases?

The legislation requires landlords to justify any rent increases over 5% 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.

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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?

If you need legal counsel, call the Kingston office of Legal Services of the Hudson Valley 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.

Contact

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