Jay

English

Memo

Rent, rent in NYC had reached a peak of $3000, according to REIS search. On th3 other hand tho streeteasy days the median rent in the three boroughs as of last year 2017 was that in Manhattan it peaked at $3,150, in Brooklyn $2500 and in queens it is $2175.

There are quite some reasons as to why the rent In NYC is so high. A few of them are as followed: zoning rules, rent control, property taxes, high construction cost and tenant friendly laws.

Zoning rules, basically the zoning rules states that the size of the building in New York city will (usually define the amount of rent. By this the mean the amount of space a building has. For example if a building is large but have alot of space the rent will be high while buildings the may be the same in height but have little space will cost less, although there are smaller buildings that have alot of space which of course cost more.

Rent controls, for rent control it is when the rent if controlled by tenants. Whenever tenants get a good deal on their rent they tend to not give up on that deal and therefore would usually stay in the same apartment for years even if they die and have to hand it down to the next gen. This is especially bad for new renters because they ain't he able to find any cheap apartments they can afford.

Property taxes. In NYC it is known that new York has the second highest property tax rates on rental apartment buildings among large cities in the country.

High construction cost. Higher construction cost means higher rent.

Tenant friendly laws. This reason is a bit complicated. In NYC it a hard to really evict a tenant because of the tenant friendly laws, why is that well the reason is because most of the landlord require a months rent in deposit, which is N.Y. maximum for most apartments. This is only with tenants who have bad credit scores while those who have a good credit score don't usually Have to pay anything which discourages rental construction at the margin which make a the rent go up and encourages landlords to be picky about tenants credit l.