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MEMORANDUM

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**TO:** LOFT LANDLORD COMMUNITY  
**FROM:** DAVID R. BRODY; JASON FROSCH  
**SUBJECT:** LOFT LANDLORDS ORGANIZATION  
**DATE:** MAY 26, 2017

URGENT       FYI       PLEASE COMMENT       PLEASE REPLY

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As you read this, the Loft Board is in the process of revising its regulations and Organized Loft Tenants are pushing for greater rights under the Loft Board's regulations, as well as petitioning elected representatives here and in Albany to change the Loft Law for their benefit.

Loft Landlords need to organize and need to pursue their interests here and in Albany. We have recently had a meeting of a few Landlords who are interested in organizing. The issues discussed at the meeting include (in no particular order) the following:

- \* Luxury decontrol for loft units;
- \* Streamlining legalization, including overcoming tenant reluctance to granting access;
- \* Greater rent increases;
- \* Requiring payment and/or deposit of rent during the pendency of coverage proceedings and legalization;
- \* No extensions of the sunset provisions of the Loft Law which preclude new coverage claims after June 15, 2017;
- \* Amending the regulations concerning eviction proceedings to allow proceedings during the pendency of coverage proceedings without registration such units or providing a true "without prejudice" form of registration to enable an owner to commence or maintain such proceedings where justified;
- \* Amending the process of requesting legalization cost pass-alongs, possibly in the manner in which DHCR deals with MCI increases.

There are other ideas that are worth pursuing, and we are certain an organization of Loft Landlords can do more to protect and advance Owners' rights. If you are interested in becoming part of such an Organization, please contact David Brody, Esq. and Jason Frosch, Esq. at [Loftlaw@borahgoldstein.com](mailto:Loftlaw@borahgoldstein.com), and we will arrange organizational meetings.

DRB/ams