

CAN LANDLORDS RENT ONLY TO SMALLER FAMILIES AND NOT LARGER ONES?

- Reasonable occupancy standards are legal if they are universally applied. For instance, if a landlord decided to rent to families with no more than 5 people, the landlord:
- Could ask the number of people in the household but not the number of children.
- Could not raise the rent if the household has four people and a fifth one joins.
- Could not determine in which rooms people could sleep regardless of age and/or sex of family members.

IF MY NAME IS THE ONLY ONE ON THE LEASE, MAY I SHARE THE APARTMENT WITH ANYONE OTHER THAN MY IMMEDIATE FAMILY?

Yes. You may share the apartment with:

- One additional occupant
- That occupant's dependent children

WHEN MORE THAN ONE TENANT IS NAMED ON THE LEASE, WITH WHOM CAN THEY SHARE THE APARTMENT?

- The tenants can share the apartment with immediate families
- If one tenant moves out, another occupant may move in with his/her dependent children.
- The tenant must give the new name to the landlord within 30 days
- Of the occupant moving in
- Of the landlord requesting it
- At least one tenant named on the lease or his/her spouse must occupy the apartment as a primary residence.
- If tenant moves out, so that no name on the lease is living in the apartment, the remaining occupant cannot stay unless the landlord agrees.
- The landlord may limit the number of people in the apartment to comply with legal overcrowding standards. (Real Property Law 235)