

Good Cause protections go into effect

Law requires landlords to have a reason when removing tenants

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Good Cause eviction protections are now in effect in Rochester as Mayor Malik Evans signed the protections into law on Friday, Jan. 10.

This move follows the law's passage by the City Council on Dec. 17 by a 7-2 vote. Rochester is now the largest upstate city that has adopted these protections.

The law will protect over 100,000 Rochester tenants from predatory rent hikes and unjust evictions and guarantees lease renewals to tenants who've been paying rent and following their lease.

Under this law, landlords must have a "good cause," such as non-payment or violating the lease, to remove a tenant. The law also allows tenants to challenge rent hikes of more than 5% plus the Consumer Price Index or 10%, whichever is lower.

Am I eligible for Good Cause?

Here are the requirements to be eligible for Good Cause:

- Rochester tenants must live in a building built before 2009.
- Must pay less than 245% of Fair Market Rent (\$2,500/month for a one-bedroom unit).
- Must rent from a landlord who owns more than one rental unit.
 - Tenants cannot live in an owner-occupied building with fewer than 11 units
 - You cannot live in a co-op or condo
 - Tenants cannot rent their home as part of an employment agreement
 - Tenants cannot live in manufactured housing
 - Tenants cannot live in rent stabilized, subsidized, or public housing