



**JAMES G. DIBBINI  
& ASSOCIATES, P.C.**

*Attorneys At Law*

TRUST. COMMITMENT. INTEGRITY.

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## - NEWSLETTER -

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### Annual Rent Registrations Can Now be Filed

As you may know, the Emergency Tenant Protection Act (ETPA) applies to most buildings of six or more units which were built prior to 1974. If the ETPA applies, the State of New York Division of Housing and Community Renewal (DHCR) regulates, among other things, the requirement to file annual apartment registrations which may be filed starting April 1st with a deadline date of July 31st of each year, with copies of registrations served on tenants. Annual registration information reflects apartment information for April 1st of the registration year.

The Rent Regulations provide for a retroactive "rent freeze" for failure to comply with the initial or annual rent registrations requirements. You also may be subject to treble damages costing you thousands or tens of thousands of dollars if registrations are not filed.

Don't delay in getting your registrations done. If you need assistance with filing your registrations, email [jdibbini@dibbinilaw.com](mailto:jdibbini@dibbinilaw.com) or call 914-965-1011 today and ask for James G. Dibbini.

James G. Dibbini & Associates, P.C. collectively has over 30 years of experience providing legal services in the areas of:

- Landlord & Tenant Law
- DHCR Representation
- Property Management Company Support and Representation
- Commercial & Residential Real Estate Closings



**James G. Dibbini & Associates,  
P.C.**

### Everyday We Strive to Help Our Clients Reach or Exceed Their Legal Goals

It means so much to our entire firm when we receive testimonials from our clients thanking us for helping them with their legal issues. Although we have over 200 amazing Google reviews, the following are just a few to check out:

*I decided to go with my union attorney through my home buying process for obvious reasons. But by the time the supposed closing date grew near, I had to hire another attorney to complete the job in a timely manner. Mr. Dibbini did an excellent job with my closing in such a short amount of time. It was last minute, he definitely knew his stuff, AND I closed on time!! Thank you so much Mr. Dibbini for a wonderful job and I am so happy my realtor referred him !!!*  
*- Iavonne Henderson*

- General Business Law
- Civil Litigation
- Zoning Issues and Variances
- Housing and Building Code Violation Matters
- Cooperative Apartment & Condo Representation

If you have any questions regarding the new landlord-tenant laws or any of the areas of law we handle, please give us a call at (914) 965-1011 or email us at [jdibbini@dibbinilaw.com](mailto:jdibbini@dibbinilaw.com).



### **Thank you...**

Referrals from current/former clients and friends are the greatest compliment our firm receives. We are grateful for every referral, thank you!

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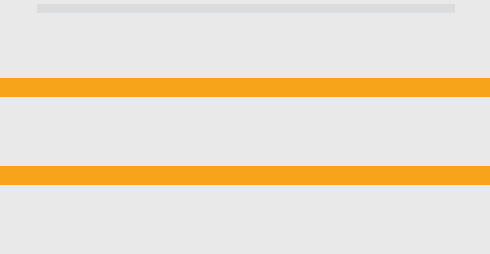
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*Best law firm in Yonkers. HANDS DOWN! They are all great Attorney's and Legal Assistance amazing team. Tracy A. Warren has got to be one of the MOST helpful person I know. Always available to answer any property management questions, she make it her business to contact and update me with new regulations/laws/leases and other documents I may need to run my office properly and legally, she is ethical, charming, helps with a smile. She defiantly loves what she does and I appreciate her.*  
- Alexandra Martinez

*James G. Dibbini & Associates, PC his office provided excellent service, demonstrating professionalism and personal attention to all details. The staff is amazing, knowledgeable and was available when needed. Our attorney Erwin conducted himself in an utmost professional manner and clearly explained the full process we would go through selling our property. He took time and walked us through all the steps and made the experience a seamless process. 5 out of 5 stars!*  
- Lettisha Singh

*Excellent firm, excellent attorneys. I have used Dibbini and associates for several different purposed: litigation, court appearances, and sale & contract negotiations. All resulted in positive outcomes. The attorneys are knowledgable in all aspects of Real estate law. They are dedicated to getting a positive result. I would recommend them for any and all real estate issues.*  
- thebrooklynbeat

*Thank you for the outstanding advice and service in connection with my residential purchase. Your regular updates on the process of buying property in NY state were very helpful to me as this was my first purchase in the state. Every part of the buying process, from the negotiation, through to the contract, and culminating in a seamless closing meeting could only have happened with your focused attention to detail and timely and accurate instructions. I know I will be seeking your services again when I have the opportunity to invest in NY state property again in the future.*  
- JM



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