

## How Rent Control Impacts Revaluation

Under Hoboken's current rent control ordinance, the values of multifamily properties with five or more units are suppressed because the rents that their owners can charge are limited. Under the proposed ordinance, vacancy decontrol will allow owners to negotiate a market rate rent when a new tenant moves in. This will increase the value of these properties and, hence the property tax they pay.

In March, Hoboken will reevaluate every property in the City with the intent of more fairly distributing property taxes. If vacancy decontrol is enacted, taxes will be shifted from condo and single-family owners to owners of 5+ unit multifamily buildings.