

Information for Landlords and Property Owners

NYS Emergency Rental Assistance Program (ERAP)

The New York State Emergency Rental Assistance Program assists eligible households behind on their rent that have experienced financial hardship due to COVID-19 and are at risk of homelessness or housing instability.

Eligibility

- Household gross income is **at or below 80 percent of the Area Median Income (AMI)**. A household may qualify based on current income or calendar year 2020 income. <https://otda.ny.gov/programs/emergency-rental-assistance/ERAP-80-area-median-income.pdf>
- On or after March 13, 2020, a member of the household **received unemployment benefits or experienced a reduction in income**, incurred significant costs or experienced financial hardship, directly or indirectly, due to the COVID-19 pandemic.
- The applicant is **obligated to pay rent at their primary residence** and has rental arrears (**rent overdue**) at their current residence for rent owed on or after March 13, 2020.
- The household **must be at risk of experiencing homelessness or housing instability**, which can be demonstrated by having rental arrears owed on or after March 13, 2020.

When applying, landlords will need to provide:

- Completed **W-9 tax form**.
- **Executed lease** with tenant applicant, or if there is no written lease, a cancelled check, evidence of funds transfer or other documentation of the last full monthly rent payment.
- **Documentation of rent due** from tenant (e.g. ledger, etc) or attestation on application.
- **Banking information** to receive direct deposit payment.

The property owner or authorized property management company must also agree to the following terms:

- The ERAP payment satisfies the tenant's full rental obligations for the time period covered by the payment.
- Waive any late fees due on any rental arrears covered by the ERAP payment.
- Not increase the monthly rental amount above the monthly amount due at the time of application for ERAP assistance for which rental assistance is received and for one year from receipt of the ERAP payment.
- Not evict the household on behalf of whom the ERAP payment is made for reason of expired lease or holdover tenancy for one year from the receipt of the ERAP payment.

Apply online: <https://nysrenthelp.otda.ny.gov/en/>

Please note that once the application is started, all questions must be answered. There is currently no way to save a partially completed application. Applicants are encouraged to gather all the information needed before starting an application.