

Good Cause Eviction Guide

Good Cause Eviction is a tenant protection allowing tenants to remain in stable housing and reducing unnecessary evictions while allowing landlords to reasonably increase rents to reflect rising costs and protect their property.

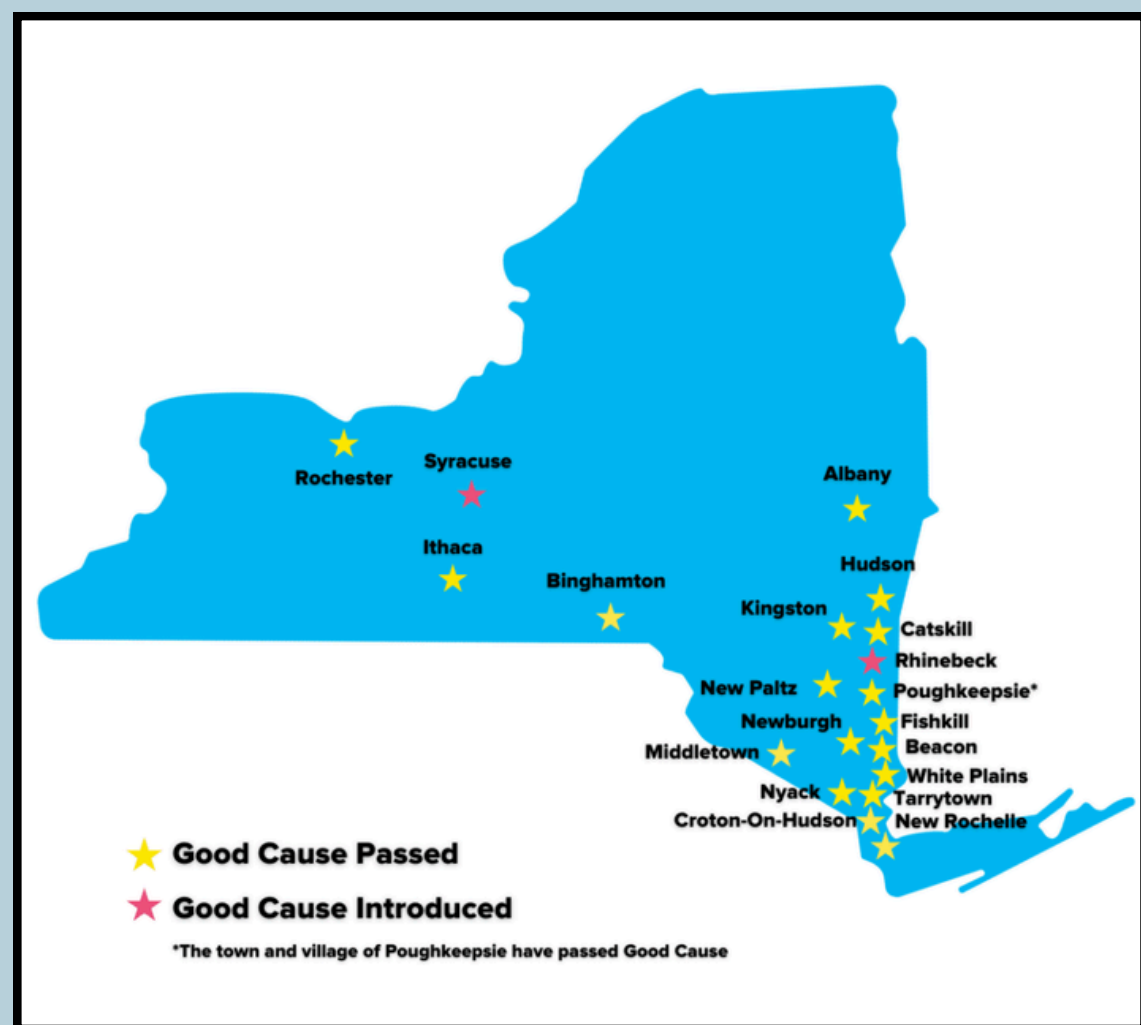


Alexander Marion, MPA
City Auditor

Where Else Does This?

Cities across New York—including Albany, Nyack, Kingston, Ithaca, New Paltz, Beacon, and Poughkeepsie, adopted Good Cause in 2024.

New Jersey and Berkeley, California have had similar laws for decades.



How It Works

- Prevents Excessive Rent Increases
- Guarantees Good Tenants an Automatic Lease Renewal
- Eliminates “No Fault Evictions”

Why Syracuse’s Housing Market Needs Good Cause

- Fair Market Rent rose over 16% last year
- Homelessness increased 63%; family homelessness up 192%
- 45% faced eviction or housing instability
- Over 50% of required rentals are not registered

What Can Syracuse Do Now?

The City of Syracuse can decide the affordability percentage (rent threshold required to be considered a luxury unit, as a percentage of the area’s fair market rent) and unit threshold (establishes the number of units a landlord must own to be subject to the law) for Good Cause. Every City has done the same unit threshold (1 unit) and nearly the same affordability percentage.

Syracuse’s LLC Problem

- More than 1,700 unique LLCs
1,700+ LLCs own 17,000+ units (38% of rentals)
- Nearly 2 out of 3 rental property-owning LLCs own just one property; 49% of LLCs own two units or less
- Large residential properties are often LLC-owned
- 64% of LLCs own just one property; 92% own 5 or fewer

CITY OF SYRACUSE HOUSING FACTS

Area Median Income (AMI)	\$47,525
Percentage of Residents Below Poverty Line	31.6%
Percentage of Children Living in Poverty	48.3%
Percentage of Residents Who Rent	60.7%
Median Gross Rent	\$1,060/Month
Fair Market Rent (FY25)	\$963/Month (Studio) to \$1,821/Month (4BR)
Number of Rental Units in Syracuse	66,791
Hourly Wage Needed to Afford 2-Bedroom Rental Unit	\$19.42 to \$25.38/Hour
Annual Rental Price Trend	Up 22% Year Over Year
Homelessness Change Since 2019	Up 63%
Family Homelessness Change Since 2019	Up 192%

HOW TO GET INVOLVED

Contact your Local Elected Officials:

Syracuse Common Council: (315) 448-8466
Mayor’s Office: (315) 448-8005
City Auditor: (315) 448-8477

