

Memo



To: Rent Control Board
From: Jacob Callahan, Assistant Borough Administrator
Date: September 23, 2025
Re: 2026 Rent Increase Calculation
CC: Aaron Rainone, Borough Attorney

As discussed last month, one of the duties of the Rent Control Board is to certify the annual rent increase for the upcoming year. Borough staff reviewed the provisions of the ordinance, pulled the necessary data, and recommend a **3.25 percent** increase for the period of January 1, 2026 to December 31, 2026. Please see calculation below along with the attached back-up documentation.

Percent increase in CPI per US Bureau of Labor Statistics:

| | |
|-------------------------|--------------|
| New York Metro Area | 3.2% |
| Philadelphia Metro Area | 3.3% |
| Average Increase | 3.25% |

Attachments:

- CPI data sheets from the US Bureau of Labor Statistics for NY Metro and Philadelphia Metro Areas
- Rent Control Regulations – Refer to the Definitions and Section 321-3 for an overview on the annual increase calculation