

MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION
COUNSELLORS AT LAW

MEMORANDUM

To: Kimberly J. Macellaro, R.M.C., C.M.C., Ewing Township Clerk (*via E-Mail*)

From: Keri Reid McNally, Esq. *KRM*

Date: October 3, 2024

Re: **Ewing Township Rent Control Ordinance: Permissible Rent Increase for 2025**

Pursuant to § 14-37 of the Ewing Township Code, landlords subject to the Ewing Township Rent Control Ordinance may increase rents annually for residential multi-family dwellings. The maximum percentage by which landlords may increase rents each year is calculated using a formula based on the “Urban Wage Earners and Clerical Workers” sub-index of the Consumer Price Index (“CPI-W”), published by the United States Department of Labor, Bureau of Labor Statistics.

The formula uses the averages of the CPI-W 12-month percent changes for the Philadelphia and New York City areas, which, for February 2023–24 is 3.25%, and for August 2023–24 is 3.5%. We then add these two percentages to arrive at a total of 6.75%. This total is divided by two (3.375%); the result is rounded to the nearest hundredth (3.38%); then multiplied by the allowable rent increase under the Ewing Township Code, which is 85% (2.873%). We round again to the nearest hundredth to arrive at **2.87% as the maximum permissible rent increase for units subject to the Ewing Township Rent Control Ordinance for the 12-month period commencing January 1, 2025.**

Our calculations are set forth in the table that follows.

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Average percent increase between Philadelphia, PA - NJ (3.4) and New York, NY - Northeastern NJ (3.1) per the CPI-W from February 2023 to February 2024:	3.25%
Average percent increase between Philadelphia, PA - NJ (3.1) and New York, NY - Northeastern NJ (3.9) per the CPI-W from August 2023 to August 2024:	3.5%
Total:	6.75%
Formula (with result rounded to the nearest hundredth if necessary):	$6.75\% \div 2 = 3.375\%$, or 3.38% when rounded to the nearest hundredth.
Multiply rounded result by 85%:	$3.38\% \times 85\% = 2.873\%$
Round the result to the nearest hundredth to arrive at maximum permitted rent increase for the 12-month period commencing January 1, 2025:	2.87%