*Experts Explain Real Estate Lingo*

New York City real estate seems to have its own language. Since terms can be specific and confusing, expert advice can be a big help periodically.

Two terms that often confuse people are “rent-controlled” and “rent-stabilized.”

“Rent-controlled really isn’t an option for a new renter coming into the market,” says Kristin Hurd of Heddings Property Group. “You have to have lived in a rent-controlled apartment from July 1st, 1971 until the current date consistently in order for that unit to remain a rent-controlled unit.”

On the other hand, rent-stabilized could be a viable option. These are about a million of them in the city, and they can be found in buildings built between 1947 and 1974 and new buildings where developers were given tax incentives.

“The units themselves have to be below $2,500 a month and they go up incrementally each year,” says Hurd. “You as a renter need to make $200,000 or less to qualify for the apartment.”

If either of those factors change, the apartment can be de-stabilized.

Another term that people might hear nowadays is “LEED certified.”

“LEED stands for ‘leadership in energy and environmental design,’” says Brian Cushman of Rutenberg Realty. “It’s an internationally recognized green building certification system that provides third party verification that a building is being developed in a way that’s going to help create energy efficiency, water efficiency and reduce carbon emissions.”

Some also ask the difference between a balcony and a terrace. A balcony sticks out from a building, whereas a terrace is on a setback or roof and is the roof to an apartment below. These are usually larger.

“Shadow inventory” may also come up.

“Shadow inventory are homes that are for sale but not officially on the market yet,” says Cushman. “It could be foreclosures where the lenders who own these homes now and they have not put them on the market for sale. It also may refer to a new development where they have released some of their inventory to the general public, but they’ve held back some of their inventory.”

Of course, these terms only scratch the surface. The next real estate report will explain some buying and renting lingo.