

# MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION  
COUNSELLORS AT LAW

October 29, 2025

Page 1

## MEMORANDUM

To: Kim Marcello, Municipal Clerk; Aaron Watson, Ewing Business Administrator  
From: Priscilla Schoendorf, Esq.  
Re: **Ewing Township Rent Control Ordinance: Permissible Rent Increase for 2026**

---

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 2024-25 is 3.75%, and for August 2024-25 is, 3%. We then add these two percentages to arrive at a total of 6.75%. This total is divided by two (3.375%); then 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 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, 2026.**

Our calculations are set forth in the table that follows.

# MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION  
COUNSELLORS AT LAW

October 29, 2025

Page 2

Average percent increase between Philadelphia, PA-NJ (3.3%) and New York, NY-Northeastern NJ (4.2%) per the CPI-! From February 2024 to February 2025	3.75%
Average percent increase between Philadelphia, PA – NJ (2.9%) and New York, NY-Northeastern NJ (3.1%)	3%
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, 2026:	<b>2.87%</b>