Essential Property Management is now offering Property management consulting services

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BALDWIN, NY - July 13, 2026 -
Essential Property Management has announced the launch of property management consulting services, giving rental property owners, landlords, and condominium and cooperative boards across Long Island and the five boroughs of New York City access to professional management guidance without committing to a full-service management contract. The new offering addresses a common challenge for property owners who handle day-to-day operations themselves but lack the specialized knowledge needed to navigate tenant regulations, financial reporting, and property maintenance planning.

The consulting service covers the core areas of rental property operations. Clients can receive guidance on rental pricing and marketing strategy, tenant screening procedures, lease structuring, rent collection systems, financial reporting and bookkeeping practices, maintenance planning, and vendor selection. Consulting engagements are structured around the specific needs of each property owner, ranging from a single review of existing operations to ongoing advisory support for portfolios of residential or commercial properties.

The demand for professional guidance has grown as the regulatory environment for New York rental housing has become more complex. The Housing Stability and Tenant Protection Act of 2019 changed rules governing security deposits, rent increases, and eviction procedures statewide. New York adopted Good Cause Eviction provisions in 2024, and New York City implemented the FARE Act in 2025, altering how broker fees are assigned in rental transactions. According to the National Association of Residential Property Managers, staying current with changing landlord-tenant law is one of the primary reasons property owners seek professional management support.

Market conditions in the region add to that complexity. According to the New York City Housing and Vacancy Survey conducted by the United States Census Bureau, the net rental vacancy rate in the city fell to 1.4 percent in 2023, the lowest level recorded since 1968. Tight vacancy conditions place additional pressure on owners to price units accurately, screen applicants efficiently, and keep properties in rentable condition, since errors in any of these areas carry a higher cost when demand for housing outpaces supply.

The consulting model is designed for several categories of property owners. Self-managing landlords can use the service to evaluate whether their screening, leasing, and accounting practices meet current legal requirements. Out-of-area investors who own rental units in Nassau County, Suffolk County, Brooklyn, Queens, or Manhattan can receive market-specific guidance on local ordinances and rental conditions. Condominium and cooperative boards can engage the firm to review building operations, budgeting, and vendor contracts without transferring full management responsibility.

Essential Property Management has operated in the New York rental market for 25 years. The company manages single-family homes, apartment buildings, and commercial properties, and works with real estate investors as well as condo and co-op boards. Its full-service work includes property marketing, tenant screening, rent collection, maintenance coordination, and compliance oversight. The firm is associated with the National Association of Residential Property Managers, the National Association of Realtors, and Equal Housing Opportunity.

The addition of consulting services extends that operational experience to property owners who prefer to remain hands-on. Owners retain full control of their properties while drawing on the processes and regulatory knowledge that the company applies across its managed portfolio. Consulting clients who later decide that self-management no longer suits their situation can transition to full-service management with the same firm.

Property owners and board members who want to learn more about property management consulting can visit the Essential Property Management website or contact the office to schedule a consultation.

About Essential Property Management

Essential Property Management is a full-service property management company serving Long Island and the five boroughs of New York City. The company has 25 years of experience managing single-family homes, apartments, and commercial properties for real estate investors, landlords, and condominium and cooperative boards.

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For more information about Essential Property Management, contact the company here:EPM (Property Management)Shen Rajcooar+15168685224info@essential-propertymanagement.comEssential Property Management775 Brooklyn Ave Suite 103Baldwin, NY 11510

Essential Property Management

Essential Property Management is a full-service property management company in Baldwin, NY, serving Long Island and NYC. We manage residential, commercial, condo, and co-op properties with expert tenant screening, rent collection, maintenance & more.

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