

TERMS TO KNOW



Rent Control

Establishes maximum annual rent increases for multi-unit properties built before 1995. Not all residential properties are subject to rent control.

Just Cause for Eviction

Prohibits Landlords from terminating a tenancy without a "Just Cause." Relocation payments must be made to Tenants for certain permitted evictions, such as substantial repairs, owner move-in, or withdrawal from the rental market. Please refer to Section 11.100.050 of the Ordinance for detail

Base Rent

The starting base rent for rent-controlled units is the rent paid on July 21, 2015, or the first month a Tenant paid rent if they moved in after July 21, 2015.

Consumer Price Index (CPI)

A measurement of the average change over time in the prices of goods and services determined by the federal government. The Maximum Allowable Rent (MAR) increases by 100% of the CPI on September 1st of each year.

Maximum Allowable Rent

The most money that can be charged to a Tenant each year, calculated as the base rent, plus all Annual General Adjustments, and any individual rent adjustments granted through the Rent Adjustment Petition Process. Landlords and Tenants may petition the Rent Board for an upward or downward adjustment of the Maximum Allowable Rent based on changes to the property, conditions, etc.

RESOURCES



This list is intended to guide Richmond residents and property owners to relevant information for landlords and tenants regarding their legal rights, but is no way an endorsement or representative list. Visit our website or give us a call for more information.

Eviction Defense Center

350 Frank Ogawa Plaza, Suite 703
Oakland CA 94612
(510) 452-4541
<https://www.evictiondefensecenteroakland.org/>

Centro Legal De La Raza

3022 International Boulevard, #410
Oakland, CA 94601
(510) 437-1554
<https://centrolegal.org>

Tenants Together

Tenant Rights Hotline
(415) 495-8100 or (888) 495-8020
<http://www.tenants-together.org/>

Bay Area Legal Aid

Legal services and aid for regardless of a client's location, language or disability.
1025 Macdonald Avenue, Richmond, CA 94804
Legal Advice Line - Contra Costa County:
(925) 219-3325
<https://www.baylegal.org/>

Contra Costa Senior Legal Services

Free legal services to residents of Contra Costa County aged 60 or older.
(925) 609-7900
www.ccsls.org



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QUESTIONS ABOUT RENT CONTROL IN RICHMOND?

CALL 510-234-RENT (7368)



RICHMOND RENT PROGRAM

A Guide to the Richmond, CA Rent Program

www.richmondrent.org
rent@ci.richmond.ca.us

440 Civic Center Plaza, Suite 200
Richmond, CA 94804
Monday - Friday
9:00 am - 12:00 pm
1:00 pm - 4:00 pm

This Brochure must be provided to all Tenants at the beginning of tenancy and with all rent increase notices (RMC 11.100.060(g)).



TIMELINE



December 30, 2016

Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance went into effect

Maximum Allowable Rent (MAR) for rent controlled units was established

January 3, 2017

Richmond Rent Program office opened

WHAT'S THE RENT BOARD?



The Rent Board was established to administer the Richmond Rent Program in accordance with The Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance. The Rent Board is composed of five members appointed by the City Council. No more than two Rent Boardmembers may own or manage any rental property or serve as realtors. The Rent Board has the ability to:

- ▷ Approve rent adjustments
- ▷ Charge and collect fees
- ▷ Hear appeals to Rent Adjustment Petition decisions

Interested in learning about becoming a Boardmember? Contact the Mayor's office at (510) 620-6503 or mayor@ci.richmond.ca.us.

I'm a Renter

Is my home Rent Controlled?

Multi-unit homes (including duplexes) built before 1995 are rent controlled. Single-family homes are not rent controlled, but Just Cause for Eviction Protections do apply. Certain small-second units and rental of a room within a home (where Owner and Tenant(s) share a kitchen and/or bathroom) are NOT controlled. Please contact us if you think your unit is rent controlled and you are paying more than the Maximum Allowable Rent.

I rent a Single-Family Home, does it qualify for Just Cause for Evictions Protections?

Yes. All long-term renters qualify for Just Cause for Eviction protections BUT Landlords can still terminate a tenancy if there is a "just cause," including failure to pay rent, breaching the lease, or the Landlord's need to complete substantial repairs. Relocation payments may be required in some instances.

What if I moved in after July 21, 2015? What rent should I be paying?

Your base rent is what you paid the first month you paid rent. You are responsible for the base rent plus all annual Consumer Price Index (CPI) increases, if your landlord gives you proper notice.

What if my Landlord is charging me more than the Maximum Allowable Rent?

Contact the Rent Program to submit an official complaint. Refunds are owed for any excess rent paid after December 30, 2016.

I'm a Landlord

How does this ordinance affect my ability to terminate a tenancy?

Landlords retain the ability to terminate a tenancy for several reasons, including: failure to pay rent, breach of lease, nuisance, failure to give access, temporary termination to undertake substantial repairs, owner move-in, withdrawal from the rental market or establishing a temporary tenancy (only applicable to Single-Family Homes or Condominiums). Relocation payments may be required in some instances.

I raised the rent on my property since July 21, 2015, what happens now?

Rents for rent controlled properties must be reset to the price paid on July 21, 2015, or the first time the Tenant paid rent if they moved in after July 21, 2015. Refunds are owed for any excess rent paid after December 30, 2016.

How do I file notices of rent increases and termination of tenancy?

Landlords must submit rent increase notices and termination of tenancy notices to the Richmond Rent Program website within two (2) business days after the Landlord has served the Tenant with the notice. Please visit our website to submit online forms and notices, or stop by our office for assistance.

How do I enroll as a Landlord? Where can I find forms?

You must submit an online enrollment form to the Rent Program office. The enrollment form is accessible at www.richmondrent.org/enroll. If unable to access our website, please call or visit our office.