

MAXIMUM ALLOWABLE RENT (MAR) CALCULATOR

DISCLAIMER: This resource applies to rent-controlled units only. Information has not been verified by City staff.
Questions? Please call (510) 234-RENT.

STEP 1: ENTER THE BASE RENT		
The Base Rent is the rent in effect as of July 21, 2015, or the first rent charged for Tenants that moved in after July 21, 2015.		
LINE 1	Enter the Base Rent :	
STEP 2: CALCULATE THE MAXIMUM ALLOWABLE RENT		
The Annual General Adjustment is equal to 100% of the Consumer Price Index and is adopted annually by the Rent Board. In order to be eligible to apply the Annual General Adjustment rent increase for a given year, the Tenant must have resided in the unit prior to September 1 of the prior year.		
LINE 2	If the Tenant moved into the Rental Unit prior to September 1, 2015, multiply Line 1 by 0.03 (if the Tenancy began on or after September 1, 2015*, enter "0")	
LINE 3	Add Lines 1 and 2:	
LINE 4	If the Tenant moved into the Rental Unit prior to September 1, 2016, multiply Line 3 by 0.034 (if the tenancy began on or after September 1, 2016, enter "0"):	
LINE 5	Add Lines 3 and 4:	
LINE 6	If the Tenant moved into the Rental Unit prior to September 1, 2017, multiply Line 5 by 0.036 (if the tenancy began on or after September 1, 2017, enter "0"):	
LINE 7	Add Lines 5 and 6:	
LINE 8	If the Tenant moved into the Rental Unit prior to September 1, 2018, multiply Line 7 by 0.035 (if the tenancy began on or after September 1, 2018, enter "0"):	
LINE 9	Add lines 7 and 8: <i>This number represents the Maximum Allowable Rent</i>	
STEP 3: DETERMINE THE RENT INCREASE AMOUNT		
Whether or not a Landlord chooses to apply the Annual General Adjustment rent increase in a given year does NOT change the Maximum Allowable Rent. Landlords may recover deferred Annual General Adjustment rent increases at a later date in accordance with Rent Board Regulation 602.		
LINE 10	Enter the Tenant's current monthly rent:	
LINE 11	Enter the new rent to be charged: NOT TO EXCEED LINE 9	
STEP 4: CHECK FOR COMPLIANCE WITH BANKING REGULATION 602		
In general, Landlords may decide how much of a rent increase they wish to impose at any one time (so long as the resulting rent level does not exceed the Maximum Allowable Rent); however, the percentage rent increase cannot exceed the current year's Annual General Adjustment rent increase plus up to five percent (5%) of any deferred rent increases.		
LINE 12	Enter the new rent to be charged: (copy the number entered in Line 11)	
LINE 13	Enter the Tenant's current monthly rent: (copy the number entered in Line 10)	
LINE 14	Subtract Line 13 from Line 12 (Line 12 - Line 13):	
LINE 15	Divide Line 14 by Line 13 (Line 14 ÷ Line 13):	
LINE 16	Multiply Line 15 by 100: <i>This number represents the percent by which rent will be increased.</i>	
THE NUMBER IN LINE 16 CANNOT EXCEED 8.5 IN ACCORDANCE WITH RENT BOARD REGULATION 602.		

*THE REQUIREMENT FOR THE TENANCY TO HAVE COMMENCED PRIOR TO 09/01/15 ONLY APPLIES TO RENT INCREASE NOTICES SERVED AFTER JUNE 21, 2017.