

For More Information

www.richmondrent.org/

To Enroll Rental Properties and Register Tenancies:

www.richmondrent.org/enroll

To Pay Rental Housing Fees Online:

<http://etrakit.ci.richmond.ca.us/>

To File a Termination of Tenancy Notice:

www.richmondrent.org/termination

To File a Rent Increase Notice:

www.richmondrent.org/increase

Attend a Community Workshop

The Rent Program holds free monthly educational workshops for landlords, tenants, and other community members.

To view this year's workshop schedule and past presentation materials, visit:

www.richmondrent.org/workshops

Attend a Rent Board Meeting

The Rent Program is overseen by a five-member Rent Board, appointed by the Mayor and approved by City Council.

Regular Rent Board meetings are held the third Wednesday of every month at 5:00 pm in the City Council Chambers (440 Civic Center Plaza).

Join the Listserv

To learn about new Rent Board regulations, upcoming community workshops, and other important updates, visit www.richmondrent.org/listserv

Published June 2020

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.

Richmond Housing Rights Clinic

Mondays 9:00 am - 12:00 pm ONLY

217 Harbour Way, Richmond, CA 94804

Eviction Defense Center

350 Frank Ogawa Plaza, Suite 703, Oakland CA 94612

(510) 452-4541

<https://www.evictiondefensecenteroakland.org/>

Bay Area Legal Aid

1025 Macdonald Avenue, Richmond, CA 94804

(510) 250-5270 - Legal Advice Line

(510) 233-9954 - Richmond office

<https://www.baylegal.org/>

Contra Costa Senior Legal Services

(925) 609-7900

www.ccsls.org/

Contra Costa Bar Association Lawyer Referral Service

(925) 825-5700

<http://www.cccbba.org/community/find-a-lawyer/>

Contra Costa Superior Court Self-Help Center

Thursdays 8:00 am - 2:00 pm ONLY

100 37th St, Rm. 202, Richmond, CA 94805

Richmond Rental Inspection Program

(510) 690-8260

EMAIL: RichmondRRIP@ci.richmond.ca.us

QUESTIONS ABOUT RENT CONTROL OR EVICTION PROTECTIONS?

510-234-RENT (7368)



RICHMOND 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)).



The **Rent Program** administers the *Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance* (also known as “The Rent Ordinance”), which went into effect December 30, 2016.

Find out whether and how the **Rent Ordinance** covers your rental unit using the guide below:

FULLY-COVERED RENTALS Rent Control & Just Cause for Eviction apply
Covers: multi-unit properties built with permits prior to 1995 (including boardinghouses)
Administrative Requirements: Landlords must enroll the property, register each new tenancy, and pay the full Rental Housing Fee
PARTIALLY-COVERED RENTALS Just Cause for Eviction applies
Covers: <ul style="list-style-type: none"> » Properties with one dwelling unit » Units built after 1995 » Government-subsidized units (incl. Section 8) » Permitted accessory dwelling units (ADUs)
Administrative Requirements: Landlords must enroll the property and pay the partial Rental Housing Fee
EXEMPT RENTALS No Rent Control or Just Cause for Eviction
Covers: <ul style="list-style-type: none"> » Permitted ADUs where the owner is the primary resident of the main house » Room rentals in the landlord’s primary residence with shared kitchen or bath » Non-profit homes for the aged » Short-term rentals (less than 14 days)
Administrative Requirements: No enrollment, registration or fee requirements

JUST CAUSE FOR EVICTION PROTECTIONS

A landlord may terminate tenancy only for the following “just cause” reasons:

- 1) Failure to Pay Rent
- 2) Breach of the Lease*
- 3) Nuisance*
- 4) Failure to Give Access*
- 5) Substantial Repairs (temporary)
- 6) Owner Move-In
- 7) Withdrawal from the Rental Market (“Ellis Act”)
- 8) Temporary Tenancy (only applies to owner-occupied, single-unit properties)

** Requires written warning notice to tenant prior to serving termination notice*

Sale of property, lease expiration, and expiration of a Section 8 HAP contract are **NOT** just causes to terminate tenancy.

All termination notices must be filed with the Rent Program within **2 business days** along with a Proof of Service form.

Relocation Payments

Landlords are required to make relocation payments (either temporary or permanent) when terminating tenancy for the following Just Causes:

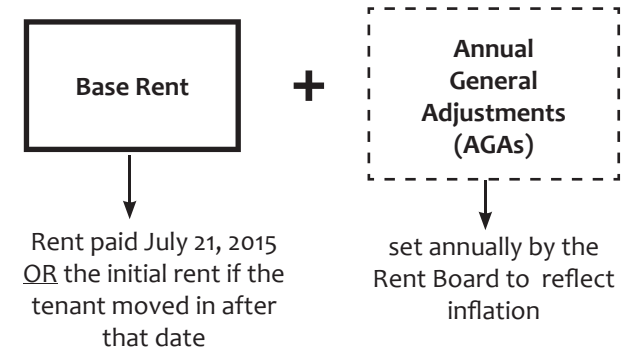
- » Substantial Repairs
- » Owner Move-In
- » Withdrawal from the Rental Market
- » Government Order to Vacate or serious Health and Safety conditions

Fee amounts can be found at richmondrent.org/fees

RENT CONTROL

Rent control limits annual rent increases and allows landlords and tenants to petition to adjust the **Maximum Allowable Rent (MAR)**.

Calculating your Maximum Allowable Rent



In order for a landlord to apply the AGA for a given year, the tenant must have resided in the unit before September 1 of the prior year.

A landlord may not increase the rent more than the current year’s AGA plus 5% of any rent increases they did not take previously.

All rent increase notices for rent-controlled units must be filed with the Rent Program within **10 business days** along with a Proof of Service form.

Petitions

Landlords may petition for a MAR increase:

- » Decreases in net operating income, including due to capital improvements
- » Increases in occupants, space, or services

Tenants may petition for a MAR decrease:

- » Excess rent payments and security deposits
- » Decreases in occupants, space or services
- » Habitability issues
- » Relocation benefits