

Accessory Dwelling Units (ADUs) and the Rent Ordinance

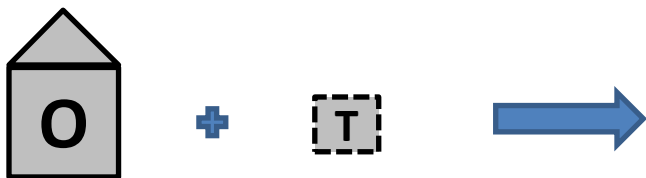


If the main house is the owner's primary residence and the 2nd unit is a permitted ADU, then...



the ADU is exempt from rent control & just cause¹

If the main house is the owner's primary residence and the 2nd unit is not permitted, then...



the 2nd unit is under rent control & just cause

If both units are tenant-occupied and the 2nd unit is a permitted ADU, then...



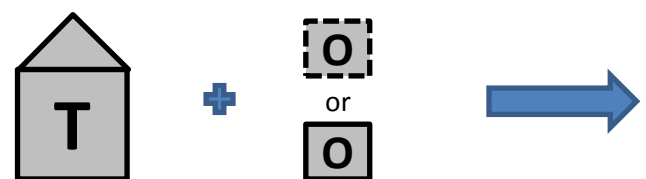
- the main house is under rent control* & just cause
- the ADU is under just cause only²

If both units are tenant-occupied and the 2nd unit is not permitted, then...



both units are under rent control* & just cause

If the main house is tenant-occupied and the 2nd unit is owner-occupied, then...



the main house is under rent control* & just cause

Key

O = owner-occupied (primary residence)

T = tenant-occupied



main house



permitted ADU



unpermitted 2nd unit

Contacts

Planning Division: (510) 620-6706

Rent Program: (510) 234-RENT [7368]

References

1. RMC 11.100.040 (2)

2. RMC 11.100.030 (d)(5)

* Note: All units with certificates of occupancy issued after February 1, 1995 are exempt from rent control (California Civil Code § 1954.52)

Disclaimer: This guide was prepared by the Rent Program to assist tenants and landlords understand whether their units are subject to the City's rent control and/or just cause regulations. All residences must be permitted unless explicitly exempted by the Richmond Municipal Code (RMC). The City reserves all rights to enforce the provisions of the RMC, California Building Code, and any other applicable laws relating to unpermitted units.