

## 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

3400 E 12th St  
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:  
(800) 551-5554  
Local Office Phone: (510) 233-9954  
<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](http://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](http://www.richmondrent.org)  
[rent@ci.richmond.ca.us](mailto: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](mailto: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?

All Landlords must file a copy of any notice of Termination of Tenancy with the Rent Program, with a proof of service, within two business days after service on the Tenant. Landlords of rent-controlled units are also required to file a copy of any notice of Rent Increase with the Rent Program, with a proof of service, within 10 business days after service on the Tenant. Notices must be submitted online. In limited circumstances, a hard copy may be filed with the Rent Program office. Please visit [www.richmondrent.org](http://www.richmondrent.org) for more information.

### 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](http://www.richmondrent.org/enroll). If unable to access our website, please call or visit our office.