

MAXIMUM ALLOWABLE RENT (MAR) CALCULATOR

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

| STEP 1: ENTER THE BASE RENT | | |
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| 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: | |
| LINE 10 | If the Tenant moved into the Rental Unit prior to September 1, 2019, multiply Line 9 by 0.029 (if the tenant began on or after September 1, 2019, enter "0"): | |
| LINE 11 | Add Lines 9 and 10: | |
| LINE 12 | If the Tenant moved into the Rental Unit prior to September 1, 2020, multiply Line 11 by 0.016 (if the tenancy began on or after September 1, 2020, enter "0"): | |
| LINE 13 | Add lines 11 and 12: <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 14 | Enter the Tenant's current monthly rent: | |
| LINE 15 | Enter the new rent to be charged: NOT TO EXCEED LINE 13 | |
| STEP 4 ON NEXT PAGE- CHECK FOR COMPLIANCE WITH BANKING REGULATION 602 | | |

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| STEP 4: CHECK FOR COMPLIANCE WITH BANKING REGULATION 602 | |
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| 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 16 | Enter the new rent to be charged: (copy the number entered in Line 15) |
| LINE 17 | Enter the Tenant's current monthly rent: (copy the number entered in Line 14) |
| LINE 18 | Subtract Line 17 from Line 16 (Line 16 - Line 17): |
| LINE 19 | Divide Line 18 by Line 17 (Line 18 ÷ Line 17): |
| LINE 20 | Multiply Line 19 by 100: <i>This number represents the percent by which rent will be increased.</i> |
| THE NUMBER IN LINE 20 CANNOT EXCEED 6.6 IN ACCORDANCE WITH RENT BOARD REGULATION 602. | |