

## 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.

<b>STEP 1: ENTER THE BASE RENT</b>		
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.		
<b>LINE 1</b>	Enter the <b>Base Rent</b> :	
<b>STEP 2: CALCULATE THE MAXIMUM ALLOWABLE RENT</b>		
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.		
<b>LINE 2</b>	If the Tenant moved into the Rental Unit prior to September 1, 2015, <b>multiply Line 1 by 0.03</b> (if the Tenancy began on or after September 1, 2015, enter "0"):	
<b>LINE 3</b>	<b>Add Lines 1 and 2:</b>	
<b>LINE 4</b>	If the Tenant moved into the Rental Unit prior to September 1, 2016, <b>multiply Line 3 by 0.034</b> (if the tenancy began on or after September 1, 2016, enter "0"):	
<b>LINE 5</b>	<b>Add Lines 3 and 4:</b>	
<b>LINE 6</b>	If the Tenant moved into the Rental Unit prior to September 1, 2017, <b>multiply Line 5 by 0.036</b> (if the tenancy began on or after September 1, 2017, enter "0"):	
<b>LINE 7</b>	<b>Add Lines 5 and 6:</b>	
<b>LINE 8</b>	If the Tenant moved into the Rental Unit prior to September 1, 2018, <b>multiply Line 7 by 0.035</b> (if the tenancy began on or after September 1, 2018, enter "0"):	
<b>LINE 9</b>	<b>Add Lines 7 and 8:</b>	
<b>LINE 10</b>	If the Tenant moved into the Rental Unit prior to September 1, 2019, <b>multiply Line 9 by 0.029</b> (if the tenant began on or after September 1, 2019, enter "0"):	
<b>LINE 11</b>	<b>Add Lines 9 and 10:</b>	
<b>LINE 12</b>	If the Tenant moved into the Rental Unit prior to September 1, 2020, <b>multiply Line 11 by 0.016</b> (if the tenancy began on or after September 1, 2020, enter "0"):	
<b>LINE 13</b>	<b>Add lines 11 and 12:</b> <i>This number represents the Maximum Allowable Rent</i>	
<b>STEP 3: DETERMINE THE RENT INCREASE AMOUNT</b>		
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.		
<b>LINE 14</b>	Enter the Tenant's current monthly rent:	
<b>LINE 15</b>	Enter the new rent to be charged: <b>NOT TO EXCEED LINE 13</b>	
<b>STEP 4 ON NEXT PAGE- CHECK FOR COMPLIANCE WITH BANKING REGULATION 602</b>		

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