

Item G-2: Rent Board Regulation 17-03

Regular Meeting of the Richmond Rent Board | July 19, 2017

Item G-2: Statement of the Issue

- The Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance defines which units are exempt from the Rent Control provisions of the Ordinance (Section 11.100.070), but does not address which rental units are also exempt from the Just Cause for Eviction provisions of the Ordinance.
- Adoption of a regulation is therefore necessary to clarify which units are exempt from both the Rent Control and Just Cause for Eviction provisions.

Regulation

17-03: Purpose

- Clarify which units are exempt entirely from the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, including:
 - Filing notices with the Rent Board
 - Payment of the Residential Rental Housing Fee
 - Establishment of a Maximum Allowable Rent
 - Just Cause for Eviction requirements

Regulation 17-03: Exempt Units

- Regulation 17-03 clarifies the exemption of the following units from the requirements of the Ordinance:
 - Rental Units in hotels, motels, inns, tourist homes, and rooming and boarding houses rented to transient guests for a period of fewer than 14 days;
 - Rental Units in any hospital, convent, monastery, extended medical care facility, asylum, or non-profit home for the aged, or dormitory owned and operated by an accredited institution of higher education;
 - Rental Units for which there is a Temporary Tenancy (see RMC 11.100.030(q));

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Regulation 17-03: Exempt Units (con't)

- Regulation 17-03 clarifies the exemption of the following units from the requirements of the Ordinance (*continued from previous slide*):
 - Rental Units that are lawful and in compliance with the Small, Second Unit Ordinance of the City, if the Primary Residence, as defined in Section 11.100.030 is occupied by the property owner; and
 - Rental Units where the Rental Unit is the Primary Residence of the property owner and the property owner shares a kitchen or bathroom with Tenants.

Item G-2: Recommended Action

- **ADOPT Regulation 17-03, regarding Rental Units exempt from the Rent Control and Just Cause for Eviction provisions of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance.**

Thank You

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