

## Maximum Allowable Rent and Rent Increase Calculators

**Key Terms:**

**Base Rent:** The Base Rent is the rent charged to tenants when they first move-in (often found in the lease). If the tenancy started before July 21st, 2015, the Base Rent will be the rent collected on July 21st, 2015.

**Maximum Allowable Rent (MAR):** The maximum rent a Landlord may collect. It is the Base Rent plus each year's Annual General Adjustment (AGA). The rent collected may *never* exceed the MAR.

**Annual General Adjustment (AGA):** The Annual General Adjustment (AGA) is the annual rent increase allowed in Rent Controlled units. The AGA equals 3% or 60% of the Consumer Price Index (inflation rate) of the Bay Area, whichever is less.

### Maximum Allowable Rent (MAR) Calculator

**Instructions:** Enter the **Base Rent** into the yellow box next to the correct tenancy start date. Press Enter. This will calculate the **MAR** for the unit.

When did the tenancy start?	Enter the Base Rent Next to the Tenancy Start Date	AGA Percentage	Rent Increase Amount by Year	New Potential Rent by Year
Before September 1, 2015 (Base Rent for any time prior will be the rent from July 21st, 2015)		2016 AGA is 3.0%		
Before September 1, 2016		2017 AGA is 3.4%		
Before September 1, 2017		2018 AGA is 3.6%		
Before September 1, 2018		2019 AGA is 3.5%		
Before September 1, 2019		2020 AGA is 2.9%		
Before September 1, 2020		2021 AGA is 1.6%		
Before September 1, 2021		2022 AGA is 3.0%		
Before September 1, 2022		2023 AGA is 3.0%		
Before September 1, 2023		2024 AGA is 1.4%		

(Continued on the next page . The AGA box for 2025 and the final MAR calculation are on the next page.)

**Please Note:** These calculators are provided as a courtesy. The responsibility of implementing rent increases according to the Rent Ordinance is ultimately the Landlord's.

Contact: 510-234-RENT (7368) or at rent@ci.richmond.ca.us

## Maximum Allowable Rent and Rent Increase Calculators

Before September 1, 2024		2025 AGA is 1.62%		
		Maximum Allowable Rent <i>(the rent may <u>never</u> exceed this amount)</i>		

Rent Increase Calculator

**Key Terms:**  
**Banking:** Landlords are entitled to deferred or untaken past rent increases. Landlords may take the current AGA of 1.62% plus up to 5% of deferred rent increases in a 12-month period. This means that between September 1st, 2025, and August 31st, 2026, Landlords, who have 'banked rents' may take up to a maximum 6.62% rent increase. With no previous Annual General Adjustments to bank, Landlords are limited to a 1.62% rent increase.

**Instructions:**  
Step 1: Enter the CURRENT RENT COLLECTED into the yellow-labeled box. Press Enter.  
Step 2: Enter the proposed rent increase % amount. This may NOT exceed 6.62%. Press Enter.  
Step 3: Compare the "New Rent" to the MAR from the calculator above. If the New Rent is below the MAR, you may take this rent increase. If the New Rent is above the MAR, then you may NOT take this rent increase; repeat Step 2 with a lower % of rent increase.  
 (The green box labeled "% of Bank available BEFORE proposed rent increase" may help in determining the allowable "% of rent increase.")

Enter the Current Rent		Enter % of Rent Increase (May NOT exceed 6.62%)	x		Rent Increase in Dollars	=	New Rent	
% of Bank available BEFORE the proposed rent increase								
% of Bank available AFTER the proposed rent increase								

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