

# Amending Chapter 8 Rent Board Regulations



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City of Richmond Rent Program

Item G-1

September 17, 2025



# Statement of the Issue

- ▶ On August 27, 2025, the Rent Board directed staff to amend Chapter 8 regulations to improve effectiveness and efficiency of the petition and hearing process.



# Recommended Action

- ▶ Amend Chapter 8 Regulations:
  - ▶ - Regulation 801: Clarifies burden of proof (Preponderance of the Evidence).
  - ▶ - Regulation 804: Clarifies petition review and dismissal procedures.
  - ▶ - Regulation 822: Allows decisions without hearings where facts are undisputed.
  - ▶ - Regulation 844: Extends time for decisions from 120 to 150 days.



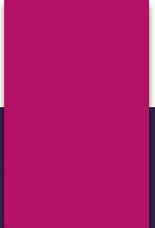
# Fiscal Impact

- ▶ There is no fiscal impact related to this item.



# Background

- ▶ Hearing staff continuously work to improve service while maintaining efficiency. Amendments to Chapter 8 are part of a series of planned improvements to strengthen the petition and hearing process.



# Issue #1 – Regulation 801

- ▶ Current: Vague standard of proof.
- ▶ Amendment: Petitioner carries burden of proof, measured by Preponderance of the Evidence. Includes definition of standard.



## Issue #2 – Regulation 804

- ▶ Current: No authority for administrative dismissal of petitions.
- ▶ Amendment: Limits review to procedural issues, defines unacceptable petitions, sets correction deadlines, allows dismissals without prejudice.



# Issue #3 – Regulations 822 & 844

- ▶ Current: Limited ability for Hearing Examiner to issue decisions without hearings.
- ▶ Amendment: Allows administrative decisions if facts are undisputed, extends decision time to 150 days, removes subpoena authority.



# Conclusion

- ▶ The proposed amendments strengthen procedural clarity, improve efficiency, and align regulations more closely with the Rent Ordinance.



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