

Local Rent Control Ordinances, not Including Pre-AB-1482 Stopgap Measures

For informational purposes only. Please consult with an attorney.

City/County	Annual Rent Increase Cap	How Rent Increase Cap is Calculated	Frequency of Rent Increases	Construction Date Exemption	Other Exemptions	City/County Website
San Francisco	2.6% effective March 1, 2019 through February 29, 2020. As of March 1, 2020 through February 28, 2021, the annual allowable increase is 1.8%.	60% of regional CPI	A landlord may increase the tenant's base rent once every 12 months by the amount of the annual allowable increase.	Built after 6/13/79	<input checked="" type="checkbox"/> Single-family condominiums (likely only pursuant to Costa-Hawkins) <input checked="" type="checkbox"/> Buildings over 50 years old and substantially rehabilitated since 6/13/79 <input checked="" type="checkbox"/> Miscellaneous other units	sfrb.org/home
Oakland	3.5% effective July 1, 2019 through June 30, 2020.	Regional CPI	Rent increases can only happen every 12 months after a tenant's move-in date or 12 months after the last rent increase	Built after 1/1/83	<input checked="" type="checkbox"/> Single-family homes/condominiums <input checked="" type="checkbox"/> Subsidized housing <input checked="" type="checkbox"/> Miscellaneous other units	https://www.oakland.ca.gov/topics/rent-adjustment-program
Berkeley	2.1% as established by the Annual General Adjustment, for which the landlord did not establish an initial rent during the prior calendar year.	Rent ceilings are increased every 1/1 by the annual general adjustment, which, beginning 2005, is 65 percent of the percentage increase in CPI for the metropolitan area. By 10/31 of each year, the rent board publicizes the amount of the AGA to be effective the following January.	Rent cannot be raised for the remainder of the year in which the tenancy started, and for one additional year.	Built after 6/3/80	<input checked="" type="checkbox"/> Single-family homes/condominiums <input checked="" type="checkbox"/> Subsidized housing Units in two-unit property where one unit is owner occupied <input checked="" type="checkbox"/> ADUs where landlord also occupies a unit on the same property and where tenancy began after 11/7/18 <input checked="" type="checkbox"/> Miscellaneous other units	https://www.cityofberkeley.info/Rent_Stabilization_Board/Home/Guide_to_Rent_Control.aspx

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Hayward	5% although under certain circumstances, landlords may exceed the 5% threshold or pass through additional costs to the tenant.	Residential Rent Stabilization Ordinance (RRSO)	Rents can be raised only once in a twelve-month period. However, the rent may not be increased by more than 10 percent in any 12 month period, even with banked increases.	Built after 7/1/79	<input checked="" type="checkbox"/> Single-family homes/condominium <input checked="" type="checkbox"/> Subsidized housing <input checked="" type="checkbox"/> Accessory dwelling units if the primary residence is occupied by the owner <input checked="" type="checkbox"/> Miscellaneous other units	https://www.hayward-ca.gov/your-government/programs/residential-rent-stabilization
East Palo Alto	2.8%	80% of regional CPI (SF-Oakland-San Jose), not to exceed 10%.	No more than one rent increase per twelve-month period may be imposed on a tenancy in a specific rental unit.	1/1/88	<input checked="" type="checkbox"/> Single-family homes/condominium <input checked="" type="checkbox"/> Subsidized housing <input checked="" type="checkbox"/> Owner-occupied 2- and 3-unit properties <input checked="" type="checkbox"/> Miscellaneous other units	http://www.ci.east-palo-alto.ca.us/rentprogram
Mountain View	3.5%	100% of CPI for San Francisco - Oakland - San Jose region, except that the amount cannot be less than 2% or more than 5%.	Landlords may apply for only one increase per 12 months, but eligible landlords can also implement a bankable increase of 2.6%.	Built after 2/1/95	<input checked="" type="checkbox"/> Single-family homes/condominiums <input checked="" type="checkbox"/> Properties with 2 or fewer units <input checked="" type="checkbox"/> Accessory dwelling units <input checked="" type="checkbox"/> Miscellaneous other units	https://www.mountainview.gov/depts/comdev/preservation/rentstabilization/default.asp

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Richmond	3.5%. Rents for rent controlled properties must be reset to the price paid on July 21, 2015, or the first time the Tenant paid rent if they moved in after July 21, 2015.	100% of regional CPI	Annually	Built after 2/1/95	<input checked="" type="checkbox"/> Single-family homes/condominium <input checked="" type="checkbox"/> Accessory dwelling units <input checked="" type="checkbox"/> Temporary tenancy created by homeowner who is primary resident of single-family home <input checked="" type="checkbox"/> Miscellaneous other units	http://www.ci.richmond.ca.us/3364/Richmond-Rent-Program
San Jose	5%	Apartment Rent Ordinance	Once in a 12-month period, unless the rental unit has been voluntarily vacated, or a lawful eviction occurs.	Built after 9/7/79	<input checked="" type="checkbox"/> Single-family homes/condominiums <input checked="" type="checkbox"/> Property containing only 1 or 2 units <input checked="" type="checkbox"/> Affordable rental units <input checked="" type="checkbox"/> Miscellaneous other units	https://www.sanjoseca.gov/your-government/departments/housing/renters-owners/apartment-rent-ordinance
Los Gatos	5%	Greater of 70% of regional CPI or 5%	Once a year unless the affected tenants voluntarily agrees to the increase.	Built after 2/1/95 (only pursuant to Costa-Hawkins)	<input checked="" type="checkbox"/> Single-family homes/condominiums <input checked="" type="checkbox"/> Properties with 2 or fewer units	https://www.losgatosca.gov/faq.aspx?TID=31

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