LANDLORD CHEAT SHEET

Berkeley Measure X: Rent Banking at a Glance

KEY RULES FOR AGA INCREASES, BANKED INCREASES, AND ELIGIBILITY

The 10% Limit

10%

When a landlord uses previously banked rent increases, either alone or together with the current year's AGA, the total AGA-based increase **cannot exceed 10%** within any 12-month period.

A Practical Example

$2,000
Current Rent

→

$2,200
Maximum New Rent (10% Increase)

Even if a landlord has banked increases from prior years, the total AGA-based increase in a single 12-month period cannot raise the rent above $2,200 (10% of $2,000).

Current AGA Figures

The Berkeley Rent Board has set the following Annual General Adjustment (AGA) percentages:

2026 AGA: 1.0%

2027 AGA: 2.5%

Banked Increases Remain Available

Unused eligible Annual General Adjustments (AGAs) remain banked for future use, subject to applicable restrictions and the 10% combined limit.

Before Increasing the Rent

Confirm you're eligible and in compliance:

- ☑ **Tenancy timing.** The tenancy must have begun at least two calendar years before the increase takes effect.
  Example: A tenancy beginning in March 2026 generally becomes eligible on **January 1, 2028.**
- ☑ **Rent Board registration and fees.** The unit must be properly registered with the Berkeley Rent Board, and all required registration fees must be paid.
- ☑ **Habitability.** The unit must meet all applicable health and safety requirements (e.g., no outstanding code violations).
- ☑ **No blocking Rent Board orders.** There can be no outstanding Rent Board orders that would bar an increase.
- ☑ **Security-deposit interest.** You must be current on payment of annual interest on the tenant's security deposit.
- ☑ **No lease restrictions.** The lease must not prohibit or limit AGA increases.

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