

# City of Fremont Landlord Education Workshop

October 24, 2018

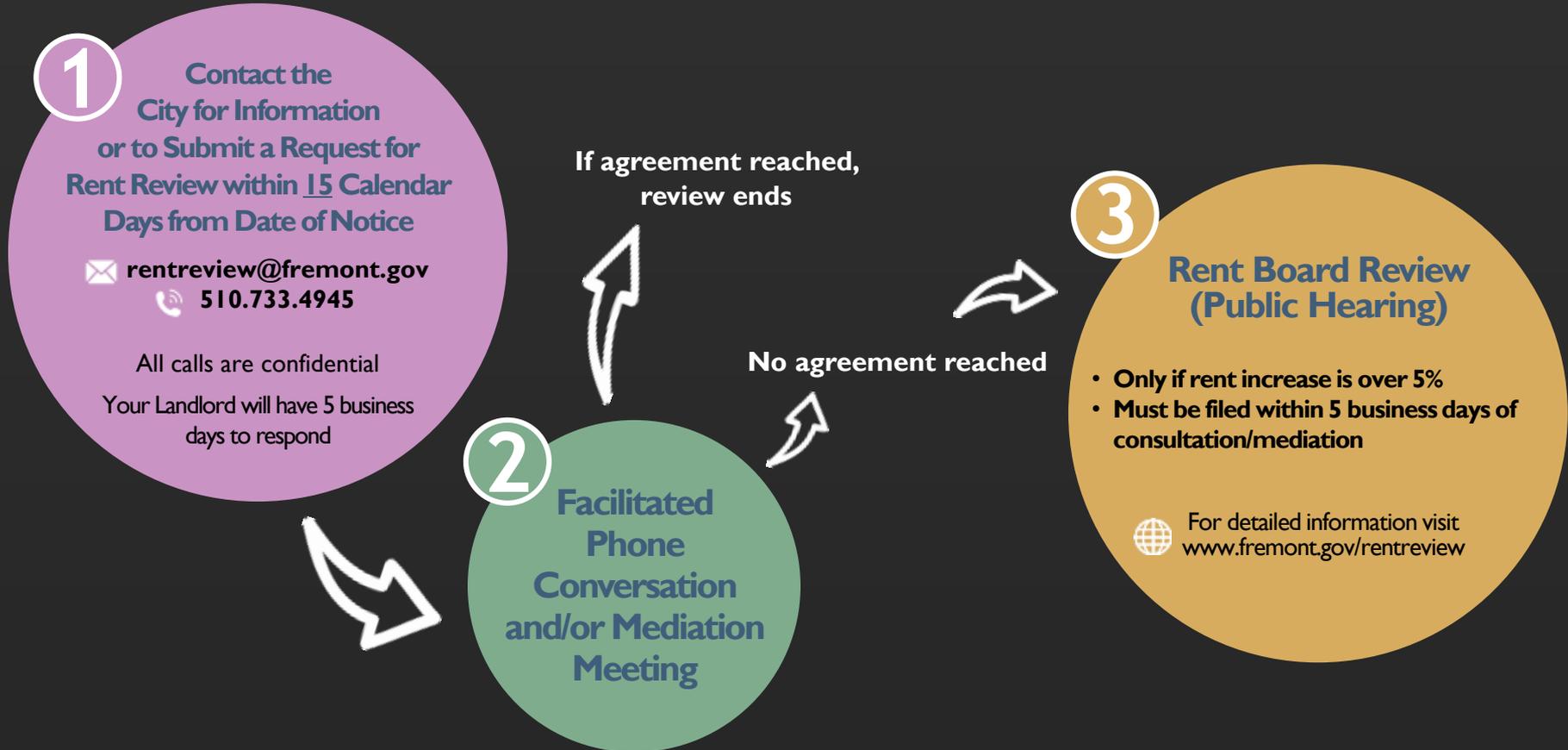


---

# City of Fremont Rent Review Ordinance



# Rent Review Process



# Rent Review Board

---



Landlord



Landlord



Neutral



Tenant



Tenant



Neutral Alt.

Recommendations by the Rent Review Board

are **NON-BINDING**

Rent Review Board Hearings are **PUBLIC**

# Rent Increase Notice Requirements

---

## Is the Rent Increase Notice Complete?

- ✓ It must be in writing
- ✓ Show the contact information of the landlord or responsible party
- ✓ Include the ordinance language about the availability of Rent Review
- ✓ Explain how to get a copy of the Rent Review Law
- ✓ Posted or mailed first class
- ✓ If increase is over 5% - Explanation of why the increase is needed

## Is There Sufficient Advance Notice of the Increase?

30-day notice is required for rent increases up to 10%\*

60-day notice is required for rent increases over 10%\*

\* As required by California Civil Code Section 827(b)

## How Many Increases in the Past 12 Months?

Rents can only be raised once in any 12-month period

# Invalid Notice of Rent Increase

---

- ▶ A Notice of Rent Increase is **NOT** valid if -
  - ▶ conditions of previous slide are not met; or
  - ▶ the Landlord or Responsible Party does not participate in the Rent Review Process “**in good faith**”



# Rent Review Forms

15 days to request

5 days to respond

subject to

CPRA



City of Fremont  
**RENT REVIEW ORDINANCE**

3300 Capitol Avenue, Bldg. B, Fremont, CA 94538  
(510) 733-4945 | [rentreview@fremont.gov](mailto:rentreview@fremont.gov) | [www.fremont.gov/rentreview](http://www.fremont.gov/rentreview)

For Office Use Only  
RBR Case # \_\_\_\_\_

**Rent Review - REQUEST Form**

Please fill out the form as completely as possible. This is a public document, and is subject to the California Public



City of Fremont  
**RENT REVIEW ORDINANCE**

3300 Capitol Avenue, Bldg. B, Fremont, CA 94538  
(510) 733-4945 | [rentreview@fremont.gov](mailto:rentreview@fremont.gov) | [www.fremont.gov/rentreview](http://www.fremont.gov/rentreview)

For Office Use Only  
RBR Case # \_\_\_\_\_

**Rent Review - RESPONSE Form**

Please fill out the form as completely as possible. This is a public document, and is subject to the California Public Records Act. Form can be submitted via email to [rentreview@fremont.gov](mailto:rentreview@fremont.gov) or mail to 3300 Capitol Avenue, Bldg. B, Fremont, CA 94537

1. Tenant Name(s): \_\_\_\_\_

2. Tenant Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

# Responsible Party Declaration

Must be submitted **prior**  
to consultation/mediation

Must participate  
**“in good faith”**



**City of Fremont**  
**RENT REVIEW ORDINANCE**  
3300 Capital Avenue, Bldg. B, Fremont, CA 94538  
(510) 733-4945 | rentreview@fremont.gov | www.fremont.gov/rentreview

**Rent Review Ordinance  
Responsible Party Declaration**

Address of Rental Unit: \_\_\_\_\_

Name of Complex (if applicable): \_\_\_\_\_

Legal Owner First and Last Name: \_\_\_\_\_

I certify that I am the legal owner or partner, or officer or agent of the corporation owning the above named property.

I declare that the individual(s) listed below (are) authorized to represent the ownership as the "Responsible Party" as defined under the City of Fremont, Rent Review Ordinance as the person(s) with the legal authority to adjust rent increases and to resolve tenant issues.

I further declare that the Responsible Party will participate in good faith during consultation, mediation, and Rent Review Board Hearing, and that he/she has full authority to adjust rents including rent increases as well as to resolve tenant disputes on my behalf.

**Responsible Party(s) Information:**

|                     |                      |
|---------------------|----------------------|
| Name _____          | Title _____          |
| Address _____       | City _____ Zip _____ |
| Email Address _____ | Phone No. _____      |

|                     |                 |
|---------------------|-----------------|
| Name _____          | Title _____     |
| Address _____       | City _____      |
| Email Address _____ | Phone No. _____ |

Owner's Signature \_\_\_\_\_

Responsible Party Signature \_\_\_\_\_ Date \_\_\_\_\_

Responsible Party Signature \_\_\_\_\_ Date \_\_\_\_\_



# Rent Review Ordinance

---

## ▶ What types of units DON'T apply?



Hotels



Boarding Houses



Transient  
Accommodations



Dormitory



Subsidized\*



Mobile Homes\*\*

\* Rent Review Process applies to units with Section 8 vouchers and certificates if rent exceeds fair market value

\*\* Rent Review Process applies if mobile home unit is being rented

# Landlord Retaliation

---

- ▶ Landlord retaliation is strictly prohibited
- ▶ Actions suffered by a tenant within **180** days shall be presumed to be retaliatory conduct
- ▶ Retaliatory conduct by a landlord shall be remedied by a civil penalty up to **\$2,000**
- ▶ Cannot issue a new rent increase for **6** months following retaliatory conduct



# Rent Review Ordinance - Fee

---

- ▶ New Annual Landlord Fee
- ▶ Effective this Fiscal Year **July 1, 2017 - June 30, 2018**
- ▶ Rent Review Ordinance Fee - **\$24 / unit**
- ▶ Fees are used to pay for administration of the ordinance
- ▶ Fees will be recalculated every fiscal year



# Rent Review Program Updates

---

- ▶ Mid Year and Annual Reports – will be public on [www.Fremont.gov/RentReview](http://www.Fremont.gov/RentReview)



# Rent Review Program – Contact Info



Search Fremont ..



Your Government

Departments

Our Community

Doing Business

How Do I

Rent Review  
Resources

Council Meetings

Jobs

Permits

Report a Concern

Home / Departments / Housing / Rent Review Program

## Rent Review Program



**Nancy Sa - Rent Review Program Manager**

**(510) 733-4945 | [RentReview@fremont.gov](mailto:RentReview@fremont.gov)**

**3300 Capitol Avenue, PO Box 5006, Fremont, CA 94537**

**[www.fremont.gov/rentreview](http://www.fremont.gov/rentreview)**