

City of Fremont Rent Review Ordinance

November 29, 2018

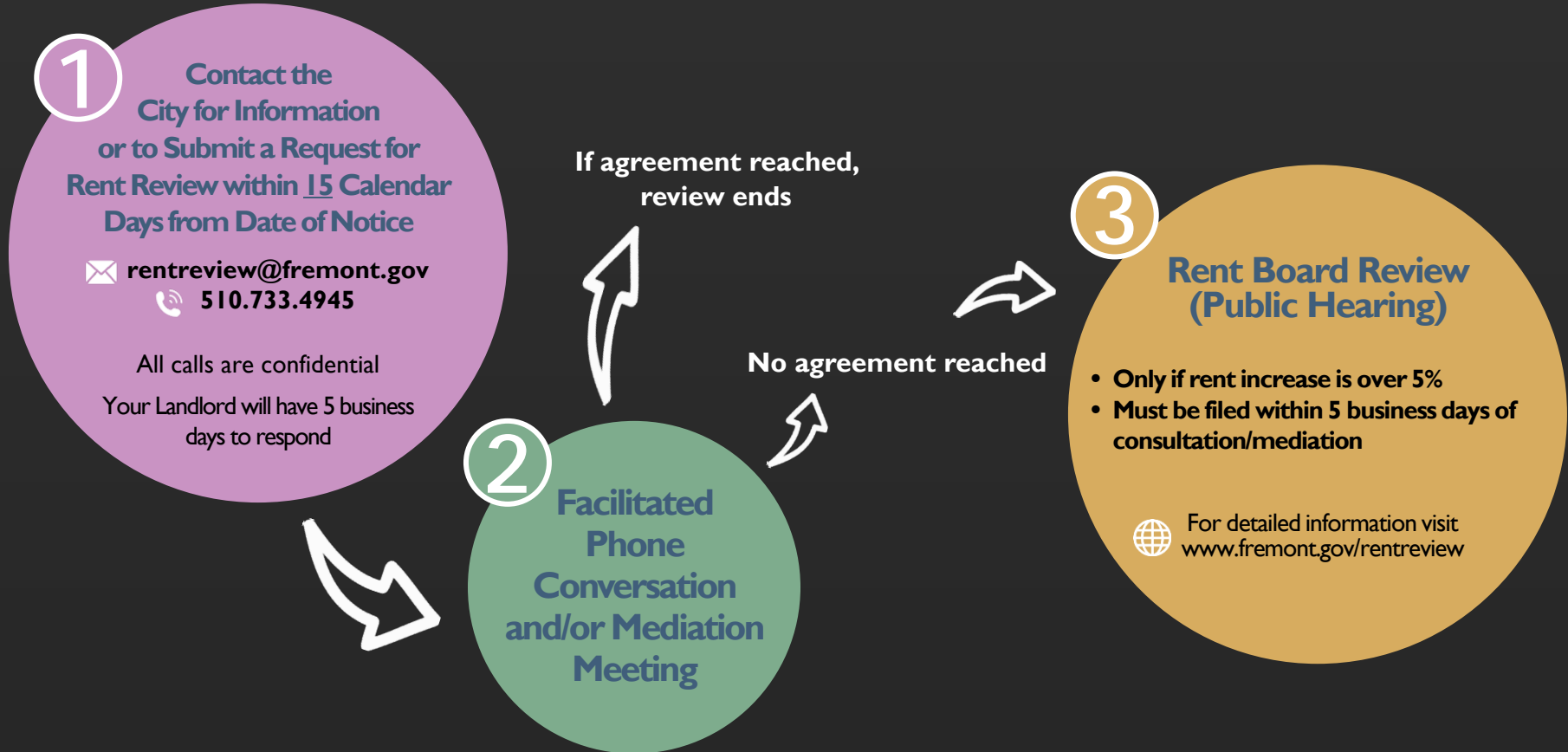


What is Rent Review?

- ▶ **NOT** Rent Control
- ▶ Consultation, mediation, and board hearing process for rent increases
- ▶ Effective January 1, 2018



Rent Review Process



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%*

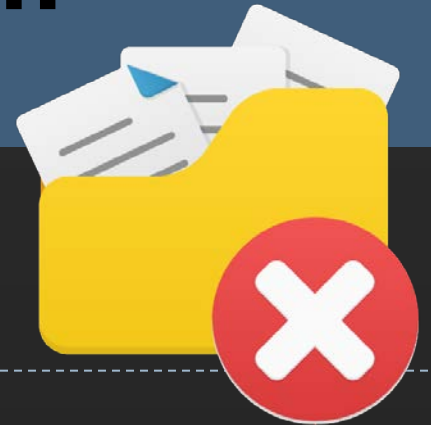
* As required by California Civil Code Section 827(b)

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 | www.fremont.gov/rentreview

For Office Use Only RBR Case# _____
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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



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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 or mail to 3300 Capitol Avenue, Bldg. B, Fremont, CA 94537

1. Tenant Name(s): _____
2. Tenant Address: _____ City: _____ Zip: _____

Rent Review Ordinance

▶ What types of units DON'T apply?



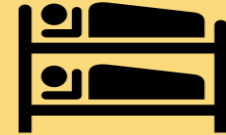
Hotels



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 Program Updates

- ▶ Mid Year and Annual Reports – will be public on www.Fremont.gov/RentReview



Rent Review Program – Contact Info



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Rent Review Program



Nancy Sa - Rent Review Program Manager

(510) 733-4945 | RentReview@fremont.gov

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

www.fremont.gov/rentreview