



RENT REVIEW ORDINANCE

NANCY SA – PROGRAM MANAGER
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510.733.4945 | RentReview@Fremont.gov | www.Fremont.gov/RentReview

BACKGROUND

- Effective January 1, 2018
 - Replaces the City's existing Residential Rent Increase Dispute Resolution Ordinance (RRIDRO)
- Covers all residential rental units in Fremont, including single family homes and condos, with some exceptions
- This is not rent control

RENT REVIEW PROCESS

1. Request for Rent Review
 - a. Verify rent increase notice
2. Rent Review Request and Response Forms
3. Consultation/Mediation
4. Rent Review Board Hearing



1. REQUEST FOR RENT REVIEW

Notify us that you received a rent increase notice



3300 Capitol Avenue, Bldg B. Fremont, CA 94538



510.733.4945



510.574.2054



RentReview@Fremont.gov



RENT INCREASE NOTICING REQUIREMENTS

- CA State Law requires:
 - 30 day – up to 10%
 - 60 day – greater than 10%
- Only 1 increase every 12 months
- Must provide a *Notice of Availability of Rent Review* when issuing a rent increase

Rent Increase Notice Checklist

- ☑ In writing
- ☑ Show the contact information of the landlord/responsible party
- ☑ Include the Rent Review noticing form
- ☑ If over 5% - Explain why the increase is needed

RENT INCREASE NOTICING REQUIREMENTS



City of Fremont Rent Review Ordinance

Instructions: This is a notice that provides a tenant with a Notice of Availability of Rent Increase as required by Chapter 9.60 of the Fremont Municipal Code. The notice is translated into the following languages: Chinese, Spanish, Dari, and Punjabi. Landlords are to provide this notice at the same time any rent increase notice is provided. All of the blank fields need to be completed with the name of the Responsible Party and contact email address and/or telephone number, which can be done in English.

Tenant Name: _____
 Tenant Address: _____
 Reason for Rent Increase (if over 5%): _____

Notice of Availability of Rent Review

Under California Civil Code Section 827(b), a Landlord must provide a Tenant with 30 days' written notice prior to a rent increase of 10 percent (10%) or less and 60 days' written notice of a rent increase greater than 10 percent (10%). In addition, Chapter 9.60 of the Fremont Municipal Code requires that a Landlord must at the same time provide and serve this written notice of the City's Rent Review Program. This program provides a procedure for Landlords and Tenants to meet to discuss issues related to rent increases. Information about this program and a copy of Chapter 9.60 are available on the City's website at www.fremont.gov/rentreview and at 3300 Capitol Ave., Bldg B, Fremont, or by calling 510-733-4945. Copies are also available in English and the most commonly used languages with the City as determined by the Human Services Director.

You are encouraged to contact the owner or manager of your rental unit whose name is _____ (landlord to insert the name of the Responsible Party) at _____ (landlord to insert email address and/or telephone number) to discuss this rent increase for your rental unit. In addition, if you have received notice of a rent increase of more than five percent (5%) in the last 12 months, you are also entitled to review by the City's Rent Review Board. To initiate the rent review process, you must request rent review by contacting the Rent Review Program at 510-733-4945 or rentreview@fremont.gov within 15 days of the date of the notice of rent increase. Your Landlord will be notified of your request and you will be contacted by a housing professional to discuss the rent increase. Please note that petitioning for rent review does not guarantee a reduction in the rent increase.

Under California Civil Code Section 1942.5, it is illegal for a Landlord to retaliate against a Tenant for lawfully exercising his or her legal rights.

租金可用性審核通知

根據加州民法第 827(b) 條，房東必須在加租不超過百分之十 (10%) 時提前 30 天向租客發出書面通知。在加租超過百分之十 (10%) 時提前 60 天發出書面通知。此外，佛利蒙市政法規第 9.60 章規定，房東還必須同時提供該市的租金審核計劃的書面通知。本計劃提供一個房東及租客會面討論加租相關問題的程序。有關本計劃及第 9.60 章的副本資訊，可在該市網站 www.fremont.gov/rentreview 及 3300 Capitol Ave., Bldg B, Fremont 處查詢，或撥 510-733-4945 查詢。副本還提供供英語版本，以及人力服務總監所屬城市的最常用語言書本。

建議您聯絡出租單位的房主或管理人員 (_____) (請東填寫單位的姓名) _____ (房東填寫電郵地址及/或電話號碼)，討論出租單位的加租事宜。此外，

如果您在過去 12 個月內收到加租超過百分之五 (5%) 的通知，您也有權獲得該市租金審核委員會的審核。若要啟動租金審核程序，必須在加租通知之日起 15 天內透過 510-733-4945 或 rentreview@fremont.gov 聯絡租金審核計劃。要求啟動租金審核程序，必須在加租通知之日起 15 天內透過 510-733-4945 或 rentreview@fremont.gov 聯絡租金審核計劃。請注意，申請租金審核並不能保證減少加租。根據加州民法第 1942.5 條，房東對合法行使法定權利的租客進行打擊報復是非法的。

AVISO DE DISPONIBILIDAD DE REVISIÓN DE LA RENTA

Conforme al artículo 827(b) del Código Civil de California, un Propietario debe proporcionar al Inquilino una notificación por escrito 30 días antes de un aumento de la renta del 10 por ciento (10%) o menos y una notificación por escrito de 60 días si el aumento de la renta es superior al 10 por ciento (10%). Además, el Capítulo 9.60 del Código Municipal de Fremont requiere que un Propietario proporcione y envíe al mismo tiempo esta notificación por escrito del Programa de Revisión de la Renta de la Ciudad. Este programa proporciona un procedimiento para que los Propietarios e Inquilinos se reúnan a discutir asuntos relacionados con el aumento de renta. Encontrará información disponible sobre este programa

RR0-1 (revised 9/12/18)



City of Fremont Rent Review Ordinance

and a copy of the Capítulo 9.60 en el sitio web de la Ciudad en www.fremont.gov/rentreview and in 3300 Capitol Ave., Bldg B, Fremont, or si llama al 510-733-4945. También hay copias disponibles en inglés y en los idiomas más hablados con la ciudad según determinado por el Director de Servicios Humanos.

Se le recomienda que se comunique con el propietario o administrador de la propiedad rentada cuyo nombre es _____ (el propietario debe colocar el nombre de la Parte responsable) en _____ (el propietario debe colocar la dirección de correo electrónico o el número de teléfono) para hablar sobre el aumento de la renta de la propiedad. Además, si recibió un aviso de un aumento de la renta de más del cinco por ciento (5%) en los últimos 12 meses, tiene derecho a que sea revisado por la Junta de Revisión de Rentas de la Ciudad. Para iniciar el proceso de revisión de la renta, debe solicitar dicha revisión comunicándose con el Programa de Revisión de Rentas al 510-733-4945 o rentreview@fremont.gov dentro de los 15 días de la fecha de la notificación del aumento de la renta. Se notificará al Propietario de su solicitud y usted será contactado por un profesional de viviendas para hablar sobre el aumento de la renta. Tenga en cuenta que solicitar la revisión de la renta no garantiza que se reduzca el aumento de esta.

Conforme al artículo 1942.5 del Código Civil de California, es ilegal que un Propietario tome represalias contra un Inquilino por ejercer legalmente sus derechos.

اطلاعه امکان بررسی کرایه
 بر اساس بخش 827(b) قانون مدنی کالیفرنیا، اقدام حقه باید در صورت افزایش کرایه به میزان 10 درصد (10%) یا کمتر، 30 روز قبل از افزایش و در صورت افزایش کرایه به میزان بیشتر از 10 درصد (10%) 60 روز قبل از آن به صورت کتبی به کرایه نشین اطلاع دهد. علاوه بر این، فصل 9.60 از قانون شهرداری فرمونت مستلزم آن است که مالک حقه به طور همزمان باید این اطلاعیه کتبی از برنامه بررسی کرایه شهر را تهیه و ارائه دهد. این برنامه برای اعضای این مالکان حقه ها و کرایه نشینان در زمینه بحث دربار مسائل مربوط به افزایش کرایه فراهم میکند. اطلاعات مربوط به این برنامه و یک نسخه از فصل 9.60 در وب سایت شهر به آدرس www.fremont.gov/rentreview و در آدرس 3300 Capitol Ave., Bldg B, Fremont، یا با تماس گرفتن با شماره 510-733-4945 در دسترس است. دنا پروتستانتان، درخواستی، تنظیمات و بررسی، به شما اطلاع میدهد که اگر شما و یا نامزد شما بخواهید با یک متخصص امور مسکن این بحث در مورد افزایش کرایه یا شما نامش میگرد. لطفا توجه داشته باشید که تقلبنا برای بررسی کرایه، کاهش کرایه را تضمین نمیکند.

به شما توصیه می شود که با مالک یا مدیر واحد استیجاری خود به نام _____ (مالک حقه باید نام جناح مسئول را درج نماید به آدرس/شماره تلفن _____) (مالک حقه باید آدرس ایمیل و / یا شماره تلفن درج نماید) برای بحث در مورد این افزایش کرایه برای واحد استیجاری خود تماس بگیرید. علاوه بر این، اگر در 12 ماه گذشته شما افزایش کرایه بیش از 5 درصد (5%) دریافت کرده اید، شما نیز به بررسی کرایه شهر و جلسه هفت بررسی کرایه شهر، در تاریخ 15 روز بعد از تاریخ اعلام افزایش کرایه بررسی کرایه خود را از طریق برنامه بررسی کرایه شهر 510-733-4945 یا rentreview@fremont.gov درخواست دهید. مالک شما از درخواست شما مطلع خواهد شد و یک متخصص امور مسکن این بحث در مورد افزایش کرایه یا شما نامش میگرد. لطفا توجه داشته باشید که تقلبنا برای بررسی کرایه، کاهش کرایه را تضمین نمیکند.

بر اساس قانون مدنی کالیفرنیا بخش 1942.5، اقدام انتقام جویانه مالک حقه در قبال کرایه نشین هنگام انجام اقدامات قانونی برای حفظ حقوق قانونی خود مجاز نمیباشد.

ਵਿਚਾਰੇ ਦੀ ਸਮੀਖਿਆ ਦੀ ਉਪਲਬਧਤਾ ਦਾ ਨੋਟਿਸ

ਬੇਸ਼ਿੱਧੋਲਕੀ ਸਿਰਲ ਵੇਡ ਸੈਕਸ਼ਨ 827(ਬੀ) ਦੇ ਤਹਿਤ, ਵਿੱਚ ਮਕਾਨ ਮਾਲਕ ਨੂੰ 10 ਪ੍ਰੀਸੈਂਟ (10%) ਤੋਂ ਇਸ ਤੋਂ ਘੱਟ ਕਿਰਾਇਆ ਵਧਾਉਣ ਤੋਂ ਪਹਿਲਾਂ 30 ਦਿਨਾਂ ਦਾ ਆਪਣੇ 30 ਪ੍ਰੀਸੈਂਟ (10%) ਤੋਂ ਵੱਧ ਕਿਰਾਇਆ ਵਧਾਉਣ ਲਈ 60 ਦਿਨਾਂ ਦਾ ਸਿਖਰੀ ਨੋਟਿਸ ਦੇਣਾ ਚਾਹੀਦਾ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ, ਕੈਪਿਟਲ 9.60 ਸਿੱਧੀ ਵੇਡ ਪੈਰਾਗਰਾਫ਼ 9.60 ਲਈ ਇਹ ਸੂਚੀ ਹੈ ਕਿ ਵਿੱਚ ਮਕਾਨ ਮਾਲਕ ਨੂੰ ਉਸੇ ਵੇਲੇ ਵਿੱਚ ਸਿੱਟੀ ਟੈਟ ਵਿਧਿਯੁ ਪ੍ਰੋਗਰਾਮ ਦੇ ਇਸ ਸਿਖਰੀ ਨੋਟਿਸ ਨੂੰ ਪ੍ਰਦਾਨ ਕਰਨਾ ਚਾਹੀਦਾ ਹੈ। ਇਹ ਪ੍ਰੋਗਰਾਮ ਮਕਾਨ ਮਾਲਕਾਂ ਅਤੇ ਕਿਰਾਏਦਾਰਾਂ ਲਈ ਕਿਰਾਇਆ ਵਧਾਉਣ ਨਾਲ ਸੰਬੰਧਿਤ ਮੁੱਦਿਆਂ 'ਤੇ ਚਰਚਾ ਕਰਨ ਲਈ ਇੱਕ ਪ੍ਰਕਿਰਿਆ ਪ੍ਰਦਾਨ ਕਰਦਾ ਹੈ। ਇਸ ਪ੍ਰੋਗਰਾਮ ਦਾ ਨਾਂਵਕਾਰੀ ਅਤੇ ਅਧਿਕਾਰ 9.60 ਦੀ ਵਾਂਗੋ ਸੂਚਿਤ www.fremont.gov/rentreview ਅਤੇ 3300 Capitol Ave., Bldg B, Fremont 'ਤੇ ਉਪਲਬਧ ਹੈ। 510-733-4945 'ਤੇ ਕਾਲ ਕਰਕੇ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ। ਖੇਡਾਰੀ ਅਤੇ ਮੁੜ-ਮਿਲੀ ਸੇਵਾ ਨਾਨਾਦੇਸ਼ ਦੁਆਰਾ ਨਾਨਾਦੇਸ਼ ਕੋਲੀਆਂ ਗਰੀਬਾਂ ਸਹਿਣ ਨਹਿੰਦ ਅਮ ਤੋਂ ਵੱਧੀਆਂ ਨਾ ਵਾਲੀਆਂ ਭਾਜ਼ਾ ਨਹਿੰਦ ਲੁੱਚ ਦੀ ਵਾਲੀਆਂ ਉਪਲਬਧ ਹੋਣੀਆਂ।

ਤੁਹਾਨੂੰ ਆਪਣੇ ਵਿਚਾਰੇ ਦੀ ਸੂਚਿਤ ਦੇ ਮਾਲਕ ਨੂੰ ਪ੍ਰਸ਼ੰਸਕ ਸਿਰਲ ਨਾਮ _____ (ਮਕਾਨ ਮਾਲਕ ਨੂੰ ਸਿੱਧੀ ਵੇਡ ਪਾਰਟੀ ਦਾ ਨਾਮ ਸਮਾਨ ਕਰਨ ਲਈ) _____ (ਮਕਾਨ ਮਾਲਕ ਨੂੰ ਈਮੇਲ ਪਤਾ ਅਤੇ/ਜਾਂ ਟੈਲੀਫੋਨ ਨੰਬਰ ਸਮਾਨ ਕਰਨ ਲਈ) ਤੁਹਾਡੇ ਵਿਚਾਰੇ ਦੀ ਸੂਚਿਤ ਲਈ ਇਸ ਵਿਚਾਰੇ ਦੀ ਵਧਾਉਣ ਵਾਲੇ ਚਰਚਾ ਕਰਨ ਲਈ ਉਤਸ਼ਾਹਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ, ਨੋਟਿਸ ਤੋਂ ਪਹਿਲਾਂ 12 ਮਹੀਨਿਆਂ ਵਿੱਚ ਪੈਂਦਾ ਪ੍ਰੀਸੈਂਟ (10%) ਤੋਂ ਵੱਧ ਵਾਧਾ ਵਿਚਾਰੇ ਦੇ ਵਾਧਾ ਦਾ ਨੋਟਿਸ ਪ੍ਰਾਪਤ ਕੀਤਾ ਹੈ, ਤਾਂ ਤੁਸੀਂ ਸਿੱਟੀ ਟੈਟ ਵਿਧਿਯੁ ਉਪਦਾਰ ਸਮੀਖਿਆ ਕਰਨ ਦੇ ਉਤਸ਼ਾਹਿਤ ਹੋ। ਵਿਚਾਰੇ ਸੰਬੰਧੀ ਪ੍ਰਕਿਰਿਆ ਸ਼ੁਰੂ ਕਰਨ ਲਈ, ਤੁਹਾਨੂੰ ਵਿਚਾਰੇ ਸੰਬੰਧੀ ਵਾਧੇ ਦੇ ਨੋਟਿਸ ਦੀ ਮਿਤੀ ਤੋਂ 15 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਟੈਟ ਕੀਤੀ ਪ੍ਰੋਗਰਾਮ 'ਤੇ 510-733-4945 ਨੂੰ rentreview@fremont.gov ਨਾਲ ਸੰਬੰਧ ਕਰਕੇ ਵਿਚਾਰੇ ਸੰਬੰਧੀ ਸਮੀਖਿਆ ਦੀ ਖੋਜਨੀ ਕਰਨੀ ਚਾਹੀਦੀ ਹੈ। ਤੁਹਾਡੇ ਵਿਚਾਰੇ ਮਕਾਨ ਮਾਲਕ ਨੂੰ ਤੁਹਾਡੀ ਖੋਜਨੀ ਵਾਲੇ ਸੂਚਿਤ ਕੀਤਾ ਜਾਵੇਗਾ ਅਤੇ ਵਿਚਾਰੇ ਸੰਬੰਧੀ ਵਾਧੇ ਵਾਲੇ ਵਿਚਾਰੇ ਕਰਨ ਲਈ ਤੁਹਾਡੇ ਨਾਲ ਰਾਜਮਿੱਠ ਪੈਰੋਕ ਵਧਾਉਣ ਸੰਬੰਧ ਕੀਤਾ ਜਾਵੇਗਾ। ਸਿੱਧਾ ਕਰਕੇ ਵਿਚਾਰੇ ਵਿੱਚ ਕਿ ਵਿਚਾਰੇ ਸੰਬੰਧੀ ਸਮੀਖਿਆ ਲਈ ਪਹਿਲਕ ਕਰਨ ਵਿਚਾਰੇ ਸੰਬੰਧੀ ਵਾਧੇ ਵਿੱਚ ਕਮੀ ਦੇ ਤਰੀਕੇ ਨਹੀਂ ਦਿੰਦਾ।

ਬੇਸ਼ਿੱਧੋਲਕੀ ਸਿਰਲ ਵੇਡ ਸੈਕਸ਼ਨ 1942.5 ਦੇ ਅਧੀਨ, ਮਕਾਨ ਮਾਲਕ ਲਈ ਕਾਨੂੰਨੀ ਤੌਰ 'ਤੇ ਆਪਣੇ ਕਾਨੂੰਨੀ ਅਧਿਕਾਰ ਦਾ ਇਸਤੇਮਾਲ ਕਰਨ ਲਈ ਵਿਚਾਰੇ ਦੇ ਇਲਾਜ ਦਬਾਵਾ ਕਰਨਾ ਕੈਰ-ਕਨੂੰਨੀ ਹੈ।

RR0-1 (revised 9/12/18)

2. RENT REVIEW REQUEST & RESPONSE FORMS



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# _____

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 Records Act. Form can be submitted by email to rentreview@fremont.gov or mail to 3300 Capitol Avenue, Bldg. B, Fremont, CA 94538

TENANT INFORMATION			
Tenant Name(s):			
Address:		City:	Zip:
Phone:		Email:	
Primary Language Spoken at Home:			
HOUSING DETAILS			
Apartment <input type="checkbox"/> Single Family Home <input type="checkbox"/> Condo <input type="checkbox"/> Other <input type="checkbox"/>		Section 8 Unit? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Apartment Complex Name:		Move In Date:	
#bedrooms <input type="checkbox"/>	#bathrooms <input type="checkbox"/>	#of occupants: 0-17 <input type="checkbox"/>	18-54 <input type="checkbox"/> 55+ <input type="checkbox"/> Pets: <input type="checkbox"/>
LANDLORD INFORMATION			
Landlord Name:		Owner <input type="checkbox"/> Property Manager <input type="checkbox"/>	
Address:		City:	Zip:
Phone:		Email:	
RENTAL AGREEMENT DETAILS			
Current Rent: [_____] Amount of Rent Increase: [_____] Increase %: [_____] Proposed New Rent: [_____] <small>Increase % = ((New Rent - Current Rent) ÷ Current Rent) × 100</small>			
Have you received another rent increase in the last 12 months? Yes <input type="checkbox"/> No <input type="checkbox"/> <small>(If yes, attach previous rent increase notice documentation)</small>			
Check utilities included in rent: Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Trash <input type="checkbox"/> Water <input type="checkbox"/> Other <input type="checkbox"/>			
Effective date of proposed new rent*: [_____] <small>*Ca Civil Code 827(b) requires a 30 days' written notice for rent increase of 10% (or less) or a 60 days' written notice for rent increases greater than 10%</small>			
Date Notice of Rent Increase received: [_____] <small>(attach copy of Landlord's notice of Rent Increase and all attachments)</small>			
How did you receive your Notice of Rent Increase: *Hand Delivered <input type="checkbox"/> By Mail <input type="checkbox"/> <small>*Ca Civil Code Sections 827(b)(1)(B),(2),(3); Code of Civil Procedure Section 1013 require rent increase notices be personally delivered or mailed</small>			
Are there other items regarding your rental unit/complex that you would like to discuss? <small>(attach pages if necessary)</small>			
Desired outcome:			
Full Name (Printed):		Signature:	Date:

This Request Form must be received by the City within 15 calendar days of the date on the Notice of Rent Increase, or the rent increase is valid.

RRO (revised 6/6/19)



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RENT REVIEW ORDINANCE
 3300 Capitol Avenue, Bldg. B, Fremont, CA 94538
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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 or mail to 3300 Capitol Avenue, Bldg. B, Fremont, CA 94537

TENANT INFORMATION			
Tenant Name(s):			
Address:		City:	Zip:
Phone:		Email:	
LANDLORD INFORMATION			
Owner Name(s):			
Address:		City:	State: Zip:
Phone:		Email:	
Property Manager Name:			
Property Manager Address:		City:	
Property Manager Phone:		Email:	
HOUSING DETAILS			
Apartment <input type="checkbox"/> Single Family Home <input type="checkbox"/> Condo <input type="checkbox"/> Other <input type="checkbox"/>			
Apartment Complex Name:			
#bedrooms <input type="checkbox"/>	#bathrooms <input type="checkbox"/>	#of occupants: 0-17 <input type="checkbox"/>	
RENTAL AGREEMENT DETAILS			
Tenant's Move In Date:			
Lease (include when lease expires): Month-to-Month <input type="checkbox"/>			
Current Rent: [_____] Amount of Rent Increase: [_____] Increase %: [_____] Proposed New Rent: [_____] <small>Increase % = ((New Rent - Current Rent) ÷ Current Rent) × 100</small>			
Rent History <small>(attach copy of tenant's rental history/rent ledger)</small>			
Current Rent	From: _____	To: present	Amount: _____
Previous Rent	From: _____	To: _____	Amount: _____
Previous Rent	From: _____	To: _____	Amount: _____
Check utilities included in rent: Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Trash <input type="checkbox"/> Water <input type="checkbox"/> Other <input type="checkbox"/>			

Landlord has 5 business days to respond, or rent increase is void

Continue to Next Page

RRO (revised 6/6/19)

2. RENT REVIEW REQUEST & RESPONSE FORMS

- Responsible Party -
 - The designee must have the authority to adjust rents and resolve tenant disputes on the landlord's behalf

 **City of Fremont**
RENT REVIEW ORDINANCE
3300 Capitol 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 is(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	Zip
Email Address		Phone No.	

Owner's Signature	Date
Responsible Party Signature	Date
Responsible Party Signature	Date

3. CONSULTATION/MEDIATION

■ Consultation

- Via phone/email
- Conducted by City staff

■ Mediation

- In-person meeting
- Conducted by a professional mediator

Must Participate in
Good Faith



4. RENT REVIEW BOARD HEARING

- To evaluate the reasonableness of proposed rent increases at the request of either a landlord or tenant
- Requests may be made if rent increase is over 5%, and if no agreement was made
- Hearings are publicly noticed and open to the public



RENT REVIEW ANNUAL FEE

- FMC 9.60.130 – Administration Fees
- Recalculated every year
 - FY 2017/18 Fee - \$24
 - FY 2018/19 Fee - \$14



RENT REVIEW ORDINANCE ANNUAL REPORT

City of Fremont Rent Review Ordinance

Mid Year Report | January 1, 2018 - June 15, 2018




Fremont

City of Fremont Rent Review Ordinance

Annual Report | January 1, 2018 - December 31, 2018




Fremont

RENT REVIEW ORDINANCE AMENDMENTS

- On April 16, 2019 the City Council amended the Rent Review Ordinance, which went into effect on May 16, 2019. The changes include:
 - Sec. 9.60.020 Definitions
 - Sec. 9.60.030 Notice of rent increase requirements
 - Sec. 9.60.040 Notice of availability of rent review required
 - Sec. 9.60.050 Rent review program *effective July 1, 2019
 - Sec. 9.60.070 Income discrimination prohibited
 - Sec. 2.20.650 Terms

SEC. 9.60.020 DEFINITIONS

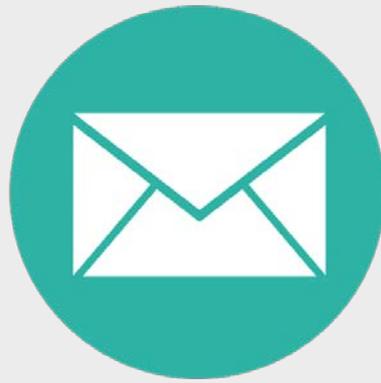
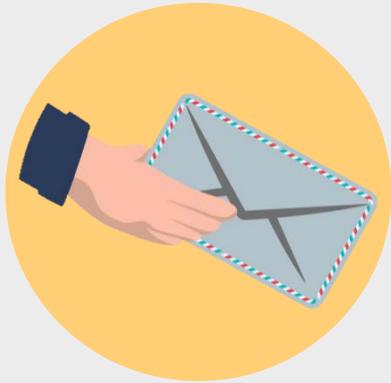
- “**Responsible party**” means the person with the final legal authority to adjust rent increases without limitations and resolve tenant issues on behalf of the residential landlord. “Responsible party” shall include the agent or representative of the responsible party.
- “**Shared housing unit**” means a habitable space that a homeowner rents to one or more individuals that is located in the home where the homeowner is currently residing as his or her primary residence.

SEC. 9.60.030 NOTICE OF RENT INCREASE REQUIREMENTS

- Rent increase noticing **must follow the procedure** in CA Civil Code § 827(b) **regardless of the length of tenancy**
- Rent increase notices shall be personally delivered to the tenant or ~~posted and~~ mailed first-class to the tenant

SEC. 9.60.040 NOTICE OF AVAILABILITY OF RENT REVIEW REQUIRED

- Notice of Availability of Rent Review may be provided by personal delivery, first-class mail, **text or email**



SEC. 9.60.050 RENT REVIEW PROGRAM

- Exemptions to the Rent Review Ordinance:

- Hotels
- Boarding Houses
- Transient Accommodations
- Dormitories
- Mobile Home Space Renters
- Junior Accessory Dwelling Units
- Shared Housing Units



SEC. 2.20.650 TERMS

- Rent Review Board member terms shall be staggered
 - For members appointed in January of 2018, the terms of one tenant representative and one landlord representative shall be two years so that the appointment of members can be staggered. The member serving a two-year term will be eligible to be re-appointed to serve two full terms. The selection of the representatives who will be limited to two-year terms will be determined by lot. The terms of all other members shall be four years. There is no term limit for the alternate member.

SEC. 9.60.070 INCOME DISCRIMINATION PROHIBITED

- **Sec. 9.60.070 Income discrimination prohibited**
 - “Source of income” includes rental assistance programs, homeless assistance programs, security deposit assistance programs, or housing subsidy programs (ex. Housing Choice Voucher Program – Section 8)

We currently have 2 bedroom apartment for rent for \$1350

INCLUDED in rent- water, gas, trash, and sewer.

FREE PARKING

NO PETS PLEASE
NO SECTION 8

Appliances included!
Application required.**

If you have any questions or would like to schedule a showing, please contact Mario at [show contact info](#)



No more
“NO SECTION 8”

FOR MORE INFORMATION

510.733.4945

RentReview@Fremont.gov

www.Fremont.gov/RentReview