

CHANGES TO RENT STABLIZATION ORDINANCE

SUBJECT	CURRENT LAW	CITIZENS INITIATIVE
Permanent Rent Relief	No permanent fund in place	Takes 20% of Measure U1 funding (tax on large landlords) and directs it to a Rent Relief Fund. Establishes an oversight committee.
Golden Duplexes	Select on-site two unit owners are exempt from rent control & eviction protections	All on-site two unit owners are exempt from rent control and eviction protections
Single Family Home Rentals	Tenants have eviction protections and owners must pay up to \$26,000 to reoccupy their home	Tenants would not have local eviction protections and owner would not have to pay tenant to reoccupy
Evictions for Nonpayment of Rent	Can give a 3-day notice to Evict when there is any unpaid amount of rent	Cannot give a 3-day notice until tenant is in arrears at least one month of current monthly rent
Termination of Tenancy at Lease Renewal	If tenant does not renew lease, they must terminate the tenancy and move out	Owner must give tenant at least 60 days' notice of opportunity to renew lease

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Tenant Right To Organize

Tenants may organize and confer with the owner on housing services

If at least 2/3 of tenants agree, may organize as a Union and owner must in good faith, come to table to negotiate.

Maximum Rent Increases Under Rent Control

65% of CPI with a max cap of 7% at any given time

65% of CPI with a max cap of 7.1% at any given time

Eviction for Breach of Lease

Owner may evict for substantial violation of lease agreement

Owners may evict for breach of lease if a new local or state law goes into effect and tenant is in violation (e.g. non smoking in multi units)

Changes to Terms of Lease

No changes may be made unilaterally by the owner

Unilateral changes could be made as long as it is not a decrease in services to the tenant

Raising Rent for Increased Services

Owner may not increase rent for improvements to interior of unit

Rent may be increased if improvements to interior of unit are made and both owner and tenant agree