

# CHANGES TO RENT STABILIZATION ORDINANCE

## CHANGE

## CURRENT LAW

## LUNAPARRA PROPOSAL

### Golden Duplexes

Certain on site owners are exempt from rent control & eviction protections

For properties currently owner occupied, upon next sale of parcel, Golden Duplex exemption would be eradicated *except* for transfer of ownership upon death to spouse, child or parent.

For properties NOT currently owner occupied, Golden Duplex exemption is immediately eradicated.

### 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 the tenant is in arrears one month of fair market rent, if tenant in unit that is below fair market rent, could take months in arrears before owner could evict

### Termination of Tenancy at Lease Renewal

If tenant does not renew lease, they must terminate the tenancy and move out

If tenant does not renew lease, they can stay without communicating or confirming plans with owner; all tenancies automatically convert to month-month unless tenant agrees otherwise

### Tenant Right To Organize

Tenants may organize and confer with the owner on housing services

If at least 50% of tenants agree, may organize as a Union, make owner come to table to negotiate. Rent Board has authority to reduce rent or give rent refund if owner was not deemed to have acted "in good faith" with the Tenants Union

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### Owners Who Rent a Room to a Tenant

Owners who share a kitchen/bath with tenant exempt from rent control & eviction protections

Exemptions from rent control & eviction protections would only apply if owner lived there at beginning of tenancy

### 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 3% at any given time

### Rent Board Registration & Compliance

Owner can collect rent if out of compliance with Rent Board, but not may raise rent

Owner may not collect any rent or raise rent if out of compliance with Rent Board

### Charging Tenants for Utilities

Owners may charge for utilities outside of the monthly rent

Owner may NOT charge for utilities outside the monthly rent

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### **Financial Fine for Owners Who Don't Register Tenancies**

No financial penalty for not registering tenant, if not registered, owner is out of compliance and may not increase rent or evict

Gives broad authority to Rent Board to levy a fine on landlords that do not notice the Rent Board of a new tenancy

### **Costa Hawkins Eradication**

Properties exempt from rent control for the first 20 years after issuance of Certificate of Occupancy

Properties exempt from rent control for first 15 years after issuance of Certificate of Occupancy. Could only occur if Costa Hawkins was eradicated at the state level

### **Filing of Eviction Notices & Unlawful Detainers with Rent Board**

Owners must file copy of eviction notice and/or Unlawful Detainer within 10 days of filing with court

Owners must file copy of eviction notice and/or Unlawful Detainer within 3 days of filing with court