



Allowable Annual Rent Increase

(O.M.C. 8.22.070 et seq.)

The Oakland Rent Adjustment Ordinance and Rent Adjustment Program Regulations provide a framework for rent increases in covered rental units. The following is a summary only. For complete information, please consult the Ordinance and Regulations.

Tenants can be given only one rent increase in any 12-month period. An increase cannot happen earlier than 12 months after a tenant's move-in date or 12 months after the last rent increase.

The Oakland Rent Adjustment Ordinance provides for an Allowable Annual Rent Increase based on the regional Consumer Price Index ("CPI"). A new CPI rate takes effect each July 1, and remains in effect for rent increases through June 30 of the following calendar year.

The annual CPI rate for rent increases effective July 1, 2019 through June 30, 2020, is 3.5%. The rate cannot be applied to rent increases that take effect earlier than July 1, 2019.

A property owner can raise the rent above the CPI rate, based on 'justifications' listed in the in the Ordinance and Regulations. One justification is 'banking.' 'Banking' refers to deferred annual CPI rent increases that an owner can carry forward, subject to limitations (See *Regs.-Appendix A, 10-5*). **An increase based on banking cannot be higher than 3X the current year's CPI.** The Ordinance also has noticing requirements for giving a rent increase. California law requires that tenants be provided with written advance notice of a rent increase of 30 days (for increases 10% or less) or 60 days (for increases greater than 10%) before the effective date of the increase. **NOTE: Oakland rent law prohibits rent increases higher than 10%.**

July 1, 2019: 3.5%

July 1, 2018: 3.4%

July 1, 2017: 2.3%

July 1, 2016: 2.0%

July 1, 2015: 1.7%

July 1, 2014: 1.9%

July 1, 2013: 2.1%

July 1, 2012: 3.0%

July 1, 2011: 2.0%

July 1, 2010: 2.7%

July 1, 2009: 0.7%

July 1, 2008: 3.2%

July 1, 2007: 3.3%

May 1, 2006: 3.3%

May 1, 2005: 1.9%

May 1, 2004: 0.7%

May 1, 2003: 3.6%

July 1, 2002: 0.6%

March 1, 1995 - June 30, 2002: 3% per year

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