

DOES MY UNIT HAVE RENT CONTROL AND EVICTION PROTECTIONS?

✓ = Yes

✗ = No

EVICITION PROTECTIONS **RENT CONTROL**

- Most apartments
- Most condos
- Owner-occupied duplex or triplex
- Single Room Occupancy (SRO)
- Section 8 voucher/subsidized housing
- Single family home
- Unit where owner and tenant share kitchen or bathroom
- New construction*

✓	✓
✓	✗
✓	✓
✓	✓
✓	✗
✓	✗
✗	✓
✗	✗

*Built on or after December 31, 1995

*Built on or after January 1, 1983

A property owner of a unit with eviction protections or rent control must pay the annual RAP program fee of \$101. The owner may pass half the cost through to the tenant.

OTHER EXEMPTIONS: Hospitals and health facilities; motels, hotels, and rooming houses where a tenant has not lived for 30 consecutive days do not have eviction protections or rent control. Transitional housing and homeless shelters do not have eviction protections.

City of Oakland Rent Adjustment Program

250 Frank H. Ogawa Plaza Suite 5313 Oakland, CA 94612 510-238-3721 www.oaklandca.gov/RAP

City of Oakland Rent Adjustment Program

WHAT ARE EVICTION PROTECTIONS?

O.M.C. SECTION 8.22.300

If a unit has eviction protections, a property owner can only evict a tenant for one of the reasons below (the sale of the property or the expiration of a lease are NOT just causes to evict):

1. The tenant fails to pay rent.
2. The tenant violates the lease after written notice to stop.
3. The tenant refuses to sign a new lease with that is substantially the same as their current lease.
4. The tenant causes substantial damage to the unit.
5. The tenant continues to disturb the peace and quiet of other tenants after written notice to stop.
6. The tenant uses the premises for unlawful behavior.
7. The tenant refuses to allow the property owner access to the unit after written notice requesting access.
8. The unit is the property owner's principal residence and the written rental agreement with the current tenant(s) states that the owner will move back in.
9. The property owner wants to use the unit as the primary residence for themselves or their spouse, domestic partner, child, parent, or grandparent.
10. The property owner seeks to make substantial repairs that cannot be made while the unit is occupied, and which affect the health and safety of the tenants.
11. The property owner seeks to withdraw the unit from the rental market under California's Ellis Act.

WHAT IS RENT CONTROL?

O.M.C. SECTION 8.22.000

If a unit is covered by rent control, the property owner can only raise the rent once in a 12-month period, by the Consumer Price Index (CPI). The CPI for July 1, 2019-June 30, 2020 is 3.5%. A property owner may "bank" the CPI from past years when an increase was not taken. A property owner does not need to petition the Rent Adjustment Program before taking increases based on the CPI or banking, but is required to petition for all other increases, including increases based on capital improvements, increased housing services, uninsured repair costs, and fair return. **No annual rent increase can be more than 10% in one year or 30% in 5 years.**

**FOR MORE INFORMATION,
CALL US AT 510-238-3721
OR COME TO OUR DROP-IN HOURS**

HOUSING COUNSELORS ARE AVAILABLE TO HELP YOU!

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DROP-IN HOURS
M: 9:30-1:00
T,W,TH: 9:30-4:30
F: Closed
Located on the 6th floor