

Notice of Rent Increase

Only tenancies that started prior to January 1, 2020, are eligible for the 2021 AGA increase.

30-Day Notice
(If increase is 10% or less)

90-Day Notice
(If increase is above 10%)

Tenant's name(s): _____

Address: _____ Unit No. _____, Berkeley, CA 947 _____

***The rent ceiling is the maximum monthly rent allowed. Landlords may also charge less than the rent ceiling. If the landlord is in compliance with all provisions of the Rent Stabilization Ordinance, the landlord can raise the rent to the rent ceiling *at any time* with proper notice.**

The 2021 AGA Order allows for adjustment of your rent ceiling* by up to **1.0%**

Your current rent ceiling* is \$ _____ per month

You are currently paying \$ _____ per month

Your rent will increase by \$ _____ per month

Your new rent will be \$ _____ per month, effective _____ (date)

Your new rent reflects:

The 2021 rent ceiling

An amount that is less than the 2021 rent ceiling.

The optional \$10 temporary pass-through

(For tenancies that began prior to January 1, 1999, only. Landlords who take the pass-through must file a copy of this notice with the Rent Stabilization Board.)

} **Check one**

Date

Owner/Agent Name

Owner/Agent Signature

Landlords may not evict tenants except for good cause and with proper legal notice as provided in the Rent Stabilization Ordinance. Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:45 p.m., Monday, Tuesday, Thursday and Friday, and from 12:00 p.m. to 6:30 p.m. on Wednesday; telephone (510) 981-7368. Please visit our website at www.cityofberkeley.info/rent.



Look up your rent ceiling online 24/7
www.cityofberkeley.info/myrentceiling

Form provided by the Berkeley Rent Board



AGAs 2007-2021

2007: 2.6%
2008: 2.2%
2009: 2.7%
2010: 0.1%
2011: 0.7%
2012: 1.6%
2013: 1.7%
2014: 1.7%
2015: 2.0%
2016: 1.5%
2017: 1.8%
2018: 2.3%
2019: 2.5%
2020: 2.1%
2021: 1.0%

Important Information on Rent Ceiling and AGA Increases

A landlord must be in compliance with the Rent Ordinance and Regulations before implementing an AGA. This means:

- The property is registered; all requisite forms have been filed and there are no outstanding fees or penalties
- The rent charged is no more than the lawful rent ceiling
- The unit has no serious repair problems or outstanding housing code violations
- The landlord is in compliance with a final Board decision on a rent adjustment petition

Note: If a tenant has a fixed-term lease, unless the lease allows the increase, the landlord will have to wait until the expiration of the lease term to implement the AGA.

Instructions to Pass Through Increased Registration Fees to Tenancies Commenced Prior to 1/1/99

Pursuant to Rent Stabilization Board Resolution 20-05, after landlords have paid the 2020-21 registration fee, they may pass through a portion of this year's fee to their tenants in the form of a \$10.00 per month rent increase for 12 consecutive months **only for tenancies that commenced prior to January 1, 1999**. The \$10.00 increase does not become part of the permanent rent ceiling for purposes of calculating next year's Annual General Adjustment. The \$10.00 rent increase allowed by Resolution 20-05 is not automatic, and landlords will only be eligible to pass it through to their tenants after they have paid the 2020-2021 registration fee, as well as all outstanding fees and penalties, and have given their tenants at least 30 days' prior written notice of the increase. **If landlords have already been taking a pass-through pursuant to prior Board resolutions, additional rules may apply (for example, the sum of all pass-through increases cannot exceed \$10.00 per month at any time). Landlords may contact our office for more information on other rules that may apply.** Additionally, landlords must serve notice to initiate the increase allowed by Resolution 20-05 on or before December 1, 2020, in order to receive their full pass-through. For simplicity and ease of tracking, we recommend that landlords begin taking this pass-through in January 2021 along with their Annual General Adjustment for the year. Unless subsequently extended by the Rent Board, the rent increase authorized by Resolution 20-05 must be terminated and the rent reduced by \$10.00 12 months after it is imposed or December 31, 2021, whichever is earlier. Finally, before the \$10.00 rent increase can take effect, **LANDLORDS MUST FILE WITH THE BOARD A COPY OF THE NOTICE OF RENT INCREASE WITH PASS-THROUGH THAT THEY GAVE TO THEIR TENANTS.**



We're here to help!
Call a Rent Board Housing Counselor
at (510) 981-7368 (RENT)
rent@cityofberkeley.info
Rent Stabilization Board
2125 Milvia Street, Berkeley, CA 94704
Hours: Mon-Fri (except Wed) 9a – 4:45p
Wed 12 – 6:30p



Join our Email lists!
Get updates on Rent Board issues that interest YOU!
www.cityofberkeley.info/rent/email_list