

# IMPORTANT INFORMATION FOR LANDLORDS & TENANTS

From The Berkeley Rent Board

**2017  
AGA is  
1.8%**

On October 17, the Berkeley Rent Board adopted the 2017 Annual General Adjustment (AGA) of **1.8%**, which represents 65% of the Consumer Price Index increase for the Bay Area from July 1, 2015 through June 30, 2016. Beginning January 2017, eligible landlords may raise rent ceilings by 1.8% after giving tenants a proper 30 days' written notice of rent increase. A landlord is **not** eligible for the 2017 AGA if a tenancy started in 2016 or if the property is not properly registered with the Rent Board or is not in compliance with the implied warranty of habitability.

**Security  
Deposit  
Interest is  
0.1%**

By the end of December, landlords should refund the annual interest on security deposits to their tenants. The interest rate for the 2016 annual return is 0.1%. Money paid and designated as "last month's rent" is considered part of the security deposit. Failure to refund the annual interest can result in a 10% penalty on the security deposit that the tenant may deduct from future rent with proper notice. (See Rent Board Regulation 704.)

## Helpful Web Links for More Information

**2017 AGA, AGA Calculator, Sample Rent Increase Notice, and Legislative Updates**  
[www.cityofberkeley.info/rent/2017aga.aspx](http://www.cityofberkeley.info/rent/2017aga.aspx)

**Security Deposit and Security Deposit Interest Calculator**  
[www.cityofberkeley.info/Rent\\_Stabilization\\_Board/Home/Security\\_Deposit\\_Interest.aspx](http://www.cityofberkeley.info/Rent_Stabilization_Board/Home/Security_Deposit_Interest.aspx)



**24/7 Online Access to Unit Info**

[www.cityofberkeley.info/myrentceiling](http://www.cityofberkeley.info/myrentceiling)

As an added convenience to landlords and tenants, the Rent Board has tenancy information available online 24 hours a day, 7 days a week at the above web address.

You may look up your unit information, including the rent ceiling, unit status, tenancy start date, and housing services. Providing online access to rent data will replace our annual lawful rent ceiling mailing, which is more efficient and reduces our use of paper.

**Do You Have Questions or Want More Information? Speak With a Rent Board Housing Counselor at 510-981-RENT (7368)**

# HOW THE RENT BOARD CAN HELP YOU!

**Visit Our Improved Website!**  
[www.cityofberkeley.info/rent](http://www.cityofberkeley.info/rent)

To make information easier to find, we have included navigation buttons at the top of our home page, grouped and labeled information, added helpful content, and created buttons for popular topics. Visit our site at the above web address and let us know what you think!

## Questions About Rent Control?

Call, email, or visit the Rent Board office to speak with a Rent Board housing counselor, who can help explain rent control and your rights as a landlord or tenant. We have staff who speak Spanish, Cantonese, and Mandarin.

Se habla Español. 我們可以說中文

**Phone:** 510-981-RENT (7368)

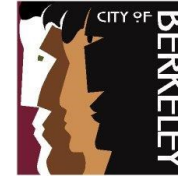
**Email:** [rent@cityofberkeley.info](mailto:rent@cityofberkeley.info)

**Office Hours:** Monday - Friday 9 am - 4:45 pm,  
and Wednesday Noon - 6:30 pm

The screenshot shows the City of Berkeley Rent Board website interface. At the top, there are six navigation icons: Landlord Information, Tenant Information, Forms, Elected Rent Board, Laws & Regulations, and Data & Reports. Below these is a 'NEWS & INFORMATION' section with several news items, including a website redesign announcement, a fall newsletter, and a new tenant buyout ordinance. A 'WHAT IS RENT CONTROL?' section is highlighted with a blue box. Below that is a 'HOW CAN WE HELP YOU?' section with a list of links for various services. On the right side, there is a calendar for October 2016 and a list of upcoming meetings and events, including a Rent Stabilization Board meeting, a Tenant's Rights Workshop, and free counseling. At the bottom right, there are buttons for 'Guide to Rent Control', 'My Rent Ceiling', and 'Join Our Email Lists!'.

*On October 5, the Rent Board launched its newly redesigned website (pictured above), which is more user friendly.*

NOV. 2016



Berkeley Rent Stabilization Program  
2125 Milvia Street  
Berkeley, CA 94704

**SPANISH, CANTONESE,  
AND MANDARIN**  
translation of this  
information can be  
provided. Please  
call (510) 981-7368.

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