

AGA & SECURITY DEPOSIT INTEREST INFORMATION

From The Berkeley Rent Board

**2018
AGA is
2.3%**

On October 16, the Berkeley Rent Board adopted the 2018 Annual General Adjustment (AGA) of **2.3%**, which represents 65% of the Consumer Price Index increase for the Bay Area from July 1, 2016 – June 30, 2017. Beginning January 2018, eligible landlords may raise rent ceilings by 2.3% after giving tenants a proper written notice of rent increase. A landlord is **not** eligible for the 2018 AGA if a tenancy started in 2017 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%**

The 2017 security deposit interest rate is 0.1%. By the end of December, landlords must refund the annual interest on security deposits to their tenants. 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 the rent. (See Rent Board Regulation 704.)

Helpful Web Links for More Information

2018 AGA, AGA Calculator and Sample Rent Increase Notice
www.cityofberkeley.info/rent/2018aga.aspx

Security Deposit and Security Interest Calculator
www.cityofberkeley.info/Rent_Stabilization_Board/Home/Security_Deposit_Interest.aspx



24/7 Online Access to Unit Info
www.cityofberkeley.info/myrentceiling

Tenancy data is available online at the above web address as an added convenience to landlords and tenants. You may look up your unit information, including the current rent ceiling, unit status, tenancy start date, and housing services. Please contact us if you believe the information is incorrect.

Providing online access to tenancy data has replaced our annual lawful rent ceiling mailing, cutting costs and using less paper.

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

IMPORTANT NEW LAWS IN BERKELEY!

Local Legislative Updates of 2017

In November, Berkeley voters passed Measure AA, which strengthened protections for seniors and disabled tenants, added protections for families with children, and increased the relocation payments for tenants displaced by owner move-in.

In the past year, the Berkeley City Council also dramatically strengthened the safety net for vulnerable tenants by passing the laws described below. These laws have closed loopholes and added valuable new protections:

Tenant Buyout Ordinance guarantees tenants the opportunity to seek legal advice and carefully consider any buyout offer for 30 days, and requires that landlords disclose tenants' rights at the time the buyout offer is made.

Tenant Protection Ordinance provides legal remedies for tenants who are victims of harassment or deliberate neglect by landlords who seek to replace them with new tenants at higher rents. The TPO also authorizes the City to pursue legal remedies against such landlords.

Short-Term Rental Ordinance legalizes the practice of renting units through online platforms such as Airbnb, while preventing displacement and ensuring that long-term rental housing cannot be legally converted into short-term rentals.

Ordinance Prohibiting Discrimination by Source of Income promotes fair housing by prohibiting the practice of refusing to accept Section 8 vouchers.

To learn more, please visit:
www.cityofberkeley.info/rent/2017locallegislativeupdates/

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More Questions About Rent Control?

Call, e-mail or visit the Rent Board office to speak to a Rent Board Housing Counselor, who can help explain rent control and what your rights are as a landlord or a tenant.



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Fax: 510-981-4910
TDD: 510-981-6903
rent@cityofberkeley.info

SPANISH, CANTONESE, & MANDARIN

translation of this information can be provided. Please call 510-981-7368

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Se habla Español. 我們可以說中文
Phone: 510-981-RENT (7368)
E-mail: rent@cityofberkeley.info

Office Hours: Mon. - Fri. 9 am - 4:45 pm,
except Wed. Noon - 6:30 pm