



Renting in Berkeley? Know your rights!

■ Stabilized Rents ■ Eviction Protections ■ Habitable Apartment ■ Security Deposit Interest

If your apartment is covered by the Ordinance, you have the right to:

- **STABILIZED RENT** – Rents can be increased by only a small percentage each year. The Annual General Adjustment (AGA) for 2015 is 2%.
- **EVICION PROTECTIONS** – A landlord must cite one (or more) of 11 legal ‘good cause’ reasons for eviction to evict a tenant. (B.M.C. 13.76.130)
- **SAFE, HABITABLE APARTMENTS** – Tenants may request a free housing inspection from the City of Berkeley to assess whether violations exist. In addition, tenants can file a petition for rent reduction at the Rent Board if the landlord is not maintaining the apartment.
- **INTEREST ON SECURITY DEPOSIT** – In Berkeley, landlords must pay interest on tenants’ security deposits each December. As of November 2013, property owners may now only use the “Berkeley Bank Rate” when calculating the security deposit interest to return to tenants. The Berkeley rate for 2014 is 0.1%.

Want more
information?

Call a Rent Board
Housing Counselor

510-981-RENT

Información y servicios
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Or visit our website:
www.cityofberkeley.info/rent

Mandatory Recycling & Composting

Effective July 1, 2014, all multi-unit dwellings with five (5) or more residential units are required to provide adequate recycling and collection for their tenants’ food scraps, food-soiled papers, and any plant debris generated at the property.

Jan 2015

Renters' Rights: Know the Basics

A HABITABLE APARTMENT

Landlords must provide an apartment that is safe and habitable. This includes: a weather and waterproofed apartment, a working heater; working plumbing and gas facilities; hot/cold running water, working lights and electrical wiring; adequate trash receptacles; stairs, floors and railings in good repair; and a building free of trash, debris, vermin and pests. (California Civil Code 1941.1) Please call the Housing Code Enforcement Department at (510) 981-5444 to request an inspection.

WHEN CAN THE LANDLORD ENTER?

Landlords have the right to enter a unit to make necessary repairs, perform certain inspections, and show the unit to a prospective renter or buyer. To enter, the owner must give the tenant 24 hours' written notice, and entry must take place during normal business hours. (California Civil Code 1954)

SECURITY DEPOSIT RETURN

Landlords must return the security deposit and interest within 21 days of the tenant's move-out. There are three allowable uses of the deposit: 1) Unpaid rent; 2) damage caused by the tenant exclusive of ordinary wear and tear; 3) cleaning necessary to bring the apartment back to the level of cleanliness at the start of the tenancy. (California Civil Code 1950.5)

Got a Question?

Call a Housing Counselor **510-981-RENT**



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