

Renting in Berkeley? Know Your Rights!

■ Stabilized Rents ■ Eviction Protections ■ Safe, Habitable Apartments ■ Interest on Security Deposit

If your apartment is covered by the Rent Stabilization and Eviction for Good Cause Ordinance, you have the right to:

- **STABILIZED RENTS** - Rents can be increased by only a small percentage each year. The Annual General Adjustment (AGA) for 2015 is 2%.
- **EVICITION PROTECTIONS** - A landlord must cite one (or more) of 11 legal "good cause" reasons for eviction in order 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 use only the "Berkeley Bank Rate" when calculating the security deposit interest. The Berkeley rate for 2014 is 0.1%.

Mandatory Recycling & Composting

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

Tenant Screening Fees Law

Before collecting a fee from prospective tenants to run a credit check or process a rental application, landlords must now furnish a "Tenant Screening Fees Rights" statement and disclose the maximum fee allowed under state law. (Civil Code section 1950.6(b)) Tenants are entitled to a copy of the credit report, a receipt, and any unused portion of the fee. The maximum tenant screening fee is currently \$45.99.

**Want
More
Info?**

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

Información y servicios disponibles en español

可提供中文資訊及服務

Visit our website: www.cityofberkeley.info/rent

Renters' Rights: Know the Basics

A Habitable Apartment

Landlords must provide an apartment that is safe and habitable. This includes: a weather-protected apartment; a working heater; working plumbing and gas facilities; hot and 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 a 24-hour written notice, and entry must take place during normal business hours. (California Civil Code 1954)

Security Deposit Return

Tenants have a right to request a move-out inspection so that any problems can be identified and fixed before they vacate. 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; and 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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translations of this information can be provided.
Please call 510-981-7368.