



City of East Palo Alto
Rent Stabilization Program
2415 University Avenue, 2nd Floor
East Palo Alto, CA 94303
Tel: (650) 853-3114 / Fax: (650) 853-3115
rentprogram@cityofepa.org

Notice: Rent Board Authorizes Landlords in Compliance with the City's Rent Stabilization Ordinance to Increase Rents by up to 2.8% for Program Year July 1, 2019 - June 30, 2020

Landlords of regulated rental units in compliance with the Rent Stabilization and Just Cause for Eviction Ordinance of 2010 (the "Ordinance") may increase rents by no more than **2.8%** based on the Annual General Adjustment ("AGA") authorized by the Rent Stabilization Board ("the Board") for **Program Year July 1, 2019 through June 30, 2020**. This is to provide notice that eligible landlords may increase rents, which includes all fees for regulated housing services, by no more than **2.8%** above the current Maximum Allowable Rent ("MAR"), assuming a tenant's current rent level is at the MAR, and the landlord also complies with other provisions of the Ordinance. Your rent can only be increased once every 12 months. If you are not sure if the rent you have been charged exceeds the rent control limits in East Palo Alto, contact the City's Rent Stabilization Program.

Here are two very different examples to show how the math behind rent increases work:

Example A: If your current rent is \$1,000, including \$25 for a utility fee, and your rent was last increased in August 2018, your landlord, if all of the qualifying conditions are met, can increase your rent by 2.8% in August 2019 to \$1,028 ($\$1,000 \times 1.028 = \$1,028$.) If the current rent charged by your landlord is below the MAR as stated in the Certificate of Maximum Allowable Rent for your rental unit, your landlord may apply prior authorized and unused AGAs so long your landlord complies with other provisions of the Ordinance. However, no rent increase can be ever more than 10%.

Example B: If your currently charged rent is \$1,000, including \$25 for a utility fee, and the current MAR is \$900, your rent exceeds the rent limit and must be reduced. $\$1,000 - 900 = \100 paid in excess of allowed rent. You can file a petition for a rent reduction of \$100 and a rebate for overpayments for each month since the certificate of MAR was issued for your unit or the last valid rent increase. Once your rent has been reduced to the MAR of \$900, your landlord can, with proper 30 day notice, increase the rent by 2.8% for Program Year July 1, 2019 through June 30, 2020: $\$900 \times 1.028 = \925.20 .

The following are the percentage increase in rents allowed, including for all fees for regulated housing services, each program year since the Ordinance went into effect in August 2010. If your rent was increased by more than this amount, then you may petition for a rent reduction and a rebate, assuming your current rent is at the MAR.

July 1, 2019 – June 30, 2020 AGA rent increase of **2.8% allowed**

July 1, 2018 – June 30, 2019 AGA rent increase of **2.9% allowed**

July 1, 2017 – June 30, 2018 AGA rent increase of **2.7% allowed**

July 1, 2016 – June 30, 2017 AGA rent increase of **2.4% allowed**

July 1, 2015 – June 30, 2016 AGA rent increase of **2.0% allowed**

July 1, 2014 – June 30, 2015 AGA rent increase of **2.0% allowed**

July 1, 2013 – June 30, 2014 AGA rent increase of **2.0% allowed**

July 1, 2012 – June 30, 2013 AGA rent increase of **2.4% allowed**

July 1, 2011 – June 30, 2012 AGA rent increase of **1.4% allowed**

August, 2010 – June 30, 2011 AGA rent increase of **0% (no rent increases were allowed)**

Your landlord can only increase rents each year if the following qualifying conditions are met:

- **One rent increase per year:** No more than one rent increase per twelve month period may be imposed on an existing tenant in a regulated rental unit. No increase in rent is permitted for new tenants in the first 12 months of occupancy of a regulated unit.
- **Conditions under which no rent increase is allowed:** Your landlord cannot increase your rent unless:
 1. All units in the same property are properly registered with the Board, including units rented to new tenants; and
 2. The landlord substantially complies with the Ordinance and any orders or regulations issued or promulgated under the Ordinance, including not charging more than the allowed rent; and
 3. The landlord ensures the rental unit complies with the implied warranty of habitability; and completes all repairs ordered by the City.

If you believe your rental rights have been violated, you can submit a “petition” to the Board seeking a rent reduction and/or a refund of rent already paid.

PETITION A – For rent limit violations such as:

- Unlawful increases in rent above the Annual General Adjustment
- Rent charged over the Maximum Allowable Rent
- Other violations of the Ordinance’s limitations on rent increases

PETITION B – For problems with maintenance or service reductions, or habitability violations that your landlord has failed to correct, such as:

- Failure to provide adequate maintenance, or decreases in housing services
- Failure to comply with building and housing codes or other legal requirements
- Failure to comply with requirements relating to the “implied warranty of habitability”

PETITION C – To seek approval from a hearing examiner to withhold rent if your rental unit is regulated and is not properly registered with the Board.

To learn more or get petition forms and a Guide to Filing Petitions A, B or C contact the Rent Stabilization Program:

- Tel.: (650) 853-3114
- Email: rentprogram@cityofepa.org
- Webpage: www.cityofepa.org/rentprogram
- Address: 2415 University Avenue, 2nd Floor.
Hours are 8:30 a.m. – 5 p.m. Monday – Friday
(It is best to call first for an appointment)

Free legal services are available for most tenants at risk of eviction or needing help in getting their landlord to make repairs. For assistance, contact Community Legal Services in East Palo Alto: (650) 326-6440 / 1861 Bay Road, East Palo Alto / info@clsepa.org / www.clsepa.org.