

Proposed Amendments to the Rent Ordinance

Policy Updates and Clarifications

April 7, 2026

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Substantive Policy

1. Providing for Council review of Hearing Officer decisions
2. Clarifying availability of Permanent Relocation Payments
3. Protecting a tenant's right to return after an illegal termination of tenancy
4. Ensuring timely filing of Buyout Agreements
5. Reducing repetitive hearings for rent-adjustment petitions

Codification of Existing Practices

1. Avoiding disputes when rents are temporarily reduced
2. Ensuring full compliance before rents may be increased
3. Disability accommodations for Owner Move-In
4. Clarifying registration and fees for single-room occupancy (SRO) units

Clarifying Amendments

1. Clarifying regulations for below-market-rate units
2. Clarifying owner responsibilities after a property transfer
3. Defining “master tenant” to clarify responsibilities in subletting situations

Resolution #1: Program Fees

- Program fees to remain constant (except for annual CPI adjustments)
 - Current annual Program fees: \$170 for fully regulated units and \$114 for partially regulated units
 - Adds justifications for existing late penalties
- Clarifies ongoing fee waivers for subsidized units
 - Fee waiver for housing voucher program (Section 8) participants currently require annual general fund subsidy of approximately \$50,000

Resolution #2: Ellis Act Policy

- Rescinds obsolete 2019 resolution establishing City's Ellis Act Policy
 - Concerns requirements when withdrawing rental units from the rental market
- Policies are now embodied in an updated Rent Program administrative regulation

Looking Forward: Utility Charges

- Staff has tentatively identified a need to update regulations concerning how landlords may charge tenants for utility costs
- Currently collecting feedback from stakeholders and exploring policy options
- Will return in coming months with proposals

Staff Recommendation

- Introduce the proposed ordinance to update and clarify the City's Rent Control laws
- Adopt the two proposed resolutions