



Rent Stabilization Board

2125 Milvia Street, Berkeley, CA 94704

TEL: (510) 981-7368 (981-RENT)

E-MAIL: rent@cityofberkeley.info

Instructions for Requesting a CERTIFICATE of PERMISSIBLE RENT LEVEL

Maximum lawful rent ceilings (occasionally called permissible rent levels) are established for all non-exempt rental units under the City of Berkeley Rent Stabilization Ordinance. Information about setting rent levels can be found in Board Regulations 1005-1006.

- To obtain a legally binding maximum lawful rent ceiling determination, landlords and tenants can request a “Certificate of Permissible Rent Level” from the Rent Board
- To obtain a Certificate, please follow the instructions below

Requesting a Certificate

YOU MUST MAIL OR BRING THE FOLLOWING ITEMS TO THE ABOVE ADDRESS:

1. A completed “Request for Certificate of Permissible Rent Level”
2. A “Proof of Service” stating that the other party was served a copy of the request either by first class mail or in person
3. Fee, if applicable

For a unit that was previously certified, the fee for filing the certificate request is \$30.00 per unit, up to a maximum of \$500.00 per property; no fee is charged for a unit that has not previously been certified.

The **Request** and the **Proof of Service** must be filed within ten (10 days) of the date of service. The Board should issue a Certificate of Permissible Rent Level within five (5) business days of the date the request is filed.

The landlord and/or the tenant may challenge the rent levels stated in the certificate by filing an appeal within fifteen (15) calendar days of the date the certificate is issued, or twenty (20) days if the certificate is mailed.

Challenging a Certificate

A Certificate of Permissible Rent Level can be appealed by filing an “Appeal of Certificate of Permissible Rent” available at the Rent Board’s Public Information counter. There is no fee to file this appeal.

If the certificate is based on a previous certification or a Board decision, the appeal is limited to whether the certificate accurately reflects the prior certification or decision, or whether the landlord is eligible for annual general adjustments (AGAs) subsequent to the prior certification or decision. Misrepresentation of initial rents may also be a basis for challenge. A hearing will be held before a Board hearing examiner.

Request for Unofficial ADVISORY DETERMINATION of RENT LEVELS for Exempt Units

A party who wants to know the probable rent ceiling for a unit that is exempt from rent control may request an advisory determination. An advisory determination is usually provided within 15 working days, if the Board has sufficient information. *A Request for Advisory Determination does not require a Proof of Service.*



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REQUEST for: CERTIFICATE of PERMISSIBLE RENT LEVEL

ADVISORY DETERMINATION

Request by: Landlord Tenant

Address for which Certificate is being requested: _____

Name of Tenant(s)

Name and address of Landlord(s)

_____	_____	_____
_____	_____	_____
_____	_____	_____

The lawful rent ceiling of the rental unit has / has not been previously certified by the Board.

Date of last certification, if applicable: ____/____/20____

I do / do not declare that the rental unit is in compliance with the implied warranty of habitability, that there is no outstanding order to repair by the City of Berkeley, and that I am not receiving rent in excess of the lawful rent ceiling for the unit.

_____	_____	_____
Signature	Print Name	Date
_____	_____	_____
Telephone	Address	

PROOF OF SERVICE

I am a resident of _____ County and was, at the time of service, over eighteen years of age. On this date: _____, I served one copy of the **Request for Certificate of Permissible Rent Level** by (*check appropriate box*):

Delivering the documents IN PERSON to the following individual(s) (*print name of each party served*):

Placing the documents, enclosed in a sealed envelope with First-Class Postage Fully Paid, into a U.S. Postal Service mailbox, addressed as follows (*print name and address as shown on envelope of each party served*):

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

_____	_____	_____
Signature	Print Name	Date

For office use only

CONTROL NUMBER:

RECEIPT NUMBER: