



BERKELEY RENT BOARD

Rent Board Registration

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Berkeley Rent Board

May 12, 2021

AGENDA

Introduction

What is Registration?

Who Needs to Register?

Exemptions

Important Deadlines

How Do I Register?

Online Registration in 2021

Questions?

WHAT IS REGISTRATION

Fully Covered vs. Partially Covered

▶ Fully Covered Units

- ▶ Rent Regulated
- ▶ Unit rents must be registered with each new tenancy
- ▶ Have been required to register since 1980

▶ Partially Covered Units (Measure MM)

- ▶ Not Rent Regulated
- ▶ Required to register as of November 2020 with passage of Measure MM
- ▶ Unit rents updated annually

WHO NEEDS TO REGISTER

Fully covered:

- ▶ Multi-family properties built prior to 1980

Partially covered - Measure MM:

- ▶ Single-family homes (regardless of year built)
- ▶ Condos (regardless of year built)
- ▶ Any rental unit built after 1980

WHO DOESN'T NEED TO REGISTER

- ▶ Section 8 units
- ▶ Shelter Plus Units
- ▶ Owner-occupied units
- ▶ Owner-Use Units
- ▶ Units Occupied Rent Free
- ▶ Vacant/Unavailable for Rent
- ▶ Owner Shares Kitchen/Bath
- ▶ Owner-occupied duplexes where owner of record occupied property as principal residence on 12/31/1979
- ▶ Legally Permitted ADU on an owner-occupied property (Tenancy start date must be AFTER November 8, 2018)

WHO DOESN'T NEED TO REGISTER - Measure MM

Single family homes wherein:

- ▶ Owner owns only one residential unit in Berkeley
- ▶ Owner lived in unit at least 365 consecutive days prior to tenancy start
- ▶ Owner will move into unit immediately after tenant vacates
- ▶ Lease term is less than 2 years and term is specified in lease

IMPORTANT FACTS AND DATES

- ▶ **2021/2022 Annual Fee:**
 - Fully Covered: \$250/Unit
 - Measure MM: \$150/Unit
- ▶ **Annual Registration Fees: Due date is JULY 1**
- ▶ **Penalty for late payment: 100% OF OUTSTANDING FEE BALANCE**
- ▶ Penalties are assessed again **every six months** fee remains unpaid
- ▶ Billing statements sent by **June 1**
 - Fully Covered and Measure MM units will be billed **SEPARATELY** for 2021/2022 fee

HOW DO I REGISTER - FULLY COVERED

- ▶ Pay annual fee by July 1
- ▶ File Vacancy Registration Form upon start of each new tenancy
- ▶ Mid-year Registration of formerly exempt unit:
 - ▶ File Vacancy Registration for new tenancy
 - ▶ Pay pro-rated registration fee
 - ▶ Fee is due within **60 days** of date unit became subject to Ordinance
 - ▶ Penalty for late payment is 100% of pro-rated fee

HOW DO I REGISTER - MEASURE MM

- ▶ Register Unit for the first time by completing:
 1. Registration Statement for Partially Covered units
 2. Tenancy Registration Form for Partially Covered units
- ▶ Pay annual fee or pro-rated fee for midyear registration by due dates
- ▶ After initial registration: Tenancy data must be updated annually by July 1 with current tenancy data ONLY
- ▶ Measure MM owners do NOT need to register each new tenancy

ONLINE REGISTRATION

- ▶ Go to the Rent Board home page: www.cityofberkeley.info/rent/
- ▶ For Fully Covered Units ONLY: Click on the “Fully Covered Register Here” button
- ▶ For Measure MM Units ONLY: Click on the “Measure MM Register Here” button
- ▶ Fully Covered link: <https://rentportal.cityofberkeley.info>
- ▶ Measure MM link: <https://rentregistry.cityofberkeley.info>

VISIT OUR WEBSITE

cityofberkeley.info/rent

- ❑ Tenancy Information
- ❑ Laws & Regulations
- ❑ Workshops & Seminars
- ❑ Mediation & Petition Forms
- ❑ Rent Board Commission Meetings

RENT STABILIZATION BOARD
2125 Milvia Street, Berkeley, CA 94704
TEL: (510) 981-7368, TDD: (510) 981-6903, FAX: (510) 981-4910
Office Hours: M,Tu,Th,F 9 a.m. to 4:45 p.m., Wed 12 p.m. to 6:30 p.m., Email: rent@cityofberkeley.info

Landlord Information **Tenant Information** **Forms** **Elected Rent Board** **Laws & Regulations** **Data & Reports**

Look up the new maximum allowable rent for your rental unit on [My Rent Ceiling](#). In January of each year, the Rent Board posts the updated rent ceilings for all rent-controlled units, which include the annual increase (AGA) for units considered in compliance with local requirements.

Have questions about the statewide eviction protections contained in the COVID-19 Tenant Relief Act (Assembly Bill 3088)? You can find information about that and more on our [COVID-19 Tenant & Landlord Resources](#) page.

MEASURE MM REGISTER HERE

FULLY COVERED REGISTER HERE

Upcoming [Meetings & Events](#)

May 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8

IMPORTANT COVID-19 INFORMATION
For Landlords & Tenants

510-981-7368 (RENT)
rent@cityofberkeley.info

JOIN OUR EMAIL LISTS

- Annual General Adjustment
- Billing & Registration
- Newsletters & Announcements
- Rent Board Agendas
- Rent Board Committee Agendas
- Workshops and Seminars for Property Owners
- Workshops and Seminars for Tenants



Join Our
Email Lists!

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COMPLETE AN EVALUATION



BERKELEY RENT BOARD

Berkeley Rent Board Events Evaluation

Please fill out this evaluation and return to us. Thank you!

Event Title: _____

Event Presenter: _____

Please rate the quality of the presentation.

1 2 3 4 5

Disappointing

Exceptional

COMMENTS:

Please rate the length of the presentation.

1 2 3 4 5

Disappointing

Exceptional

COMMENTS:

Did you learn what you expected from this event?

1 2 3 4 5

Disappointing

Exceptional

COMMENTS:

... ..

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BERKELEY RENT BOARD

QUESTIONS? CONTACT US!



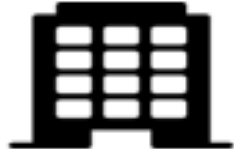
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