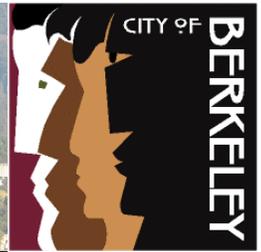


Measure BB



City of Berkeley Rent Stabilization Board Newsletter

Vol. 1

Measure BB was passed by Berkeley voters in the November 2024 election. Read this to learn how it affects tenant and landlord rights and responsibilities.



NEW Notice Requirements

Eviction Notices must contain certain information directing tenants to the Berkeley Rent Stabilization Board, and copies must now be sent to the Berkeley Rent Stabilization Board within **3 business days** of serving the tenant either an eviction notice or lawsuit.

Landlords must provide tenants with a Notice of Tenants Rights at the start of the tenancy and post the notice in an indoor common area if available.

Highlights of Changes to the Berkeley Rent Ordinance

- ◇ Government-owned or subsidized rental units become either fully or partially covered by the ordinance. ([See the Rent Stabilization Board's QR code for more information.](#))
- ◇ Tenants have an enforceable right to organize.
- ◇ Rental units where the tenant shares a kitchen or bath facilities with the landlord are only exempt if the landlord resided in the unit prior to the start of the tenancy.
- ◇ For all new tenancies, tenants are only responsible for paying utility charges if it is included as a part of the contract rent or if it is separately metered in their name.

Changes to the Just Cause for Eviction Requirements

- ◆ Eviction for nonpayment of rent is not allowed if the debt is less than one month of the Fair Market Rent for a unit of an equivalent size. ([See the Rent Stabilization Board's QR code for more information.](#))
- ◆ A tenant can no longer be evicted for refusing to sign a new fixed-term lease agreement.
- ◆ For any notice to terminate an agreement for a lease breach, a landlord must clearly specify the alleged breach, and may not evict a tenant unless the breach causes the landlord actual harm.

For Additional Information and Updates

Please visit our Measure BB page on our website:



[HTTPS://BIT.LY/MEASUREBB](https://bit.ly/measurebb)

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OTHER IMPORTANT NEW STATE HOUSING INITIATIVES AT A GLANCE

AB 2347

Extension of Unlawful Detainer

Response Period: Effective January 1, 2025. Extends a tenant's time to file an Answer to an eviction lawsuit from 5 to 10 court days. It also changes the timeline for the court to hear various motions in an eviction lawsuit.

AB 2747

Effective January 1, 2025. Many landlords must provide tenants with the option to report on-time rent payments to credit bureaus.

AB 2493

Application fees: Effective January 1, 2025. Amends CA Civil Code 1950.6 in various ways, including but not limited to:

- Landlords can no longer charge an applicant a screening fee if there is no available rental unit.
- Prohibits charging a prospective tenant a screening fee unless the landlord either: a) returns the screening fee to any applicant not selected, or b) has a screening fee policy where they review applications in the order received, the 1st qualified applicant gets the unit, and do not charge screening fees to any applicant whom the landlord does not consider.

AB 2801

Security Deposits: Amends CA Civil Code 1950.5 in several ways, including but not limited to:

- Effective January 1, 2025, landlords must provide proof necessary repairs were completed.
- For tenancies that begin on or after July 1, 2025, a landlord must photograph the unit immediately before or at the start of the tenancy.

For more information on state law, please visit leginfo.legislature.ca.gov



2000 Center Street Suite 400
Berkeley, CA 94704
Phone: 510-981-RENT (7368)
Website: rentboard.berkeleyca.gov

Rent Stabilization Board Newsletter

MEASURE BB UPDATES

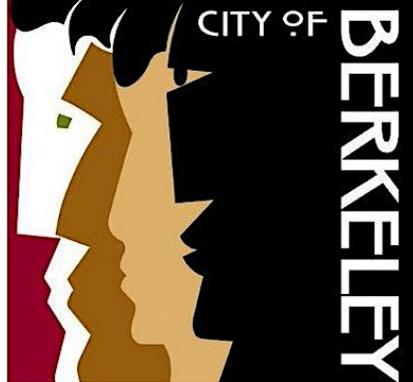
Understanding AGAs and Rent Increases

While Measure BB lowered the cap on the Annual General Adjustment (AGA) from 7% to 5%, the ordinance amendments do not affect the landlord's right to adjust the rent to incorporate unused ("banked") AGAs. Landlords may still raise the rent to the lawful rent ceiling with proper notice even if that total rent increase exceeds 5%.



NEW
NOTICE
REQUIREMENTS

Eviction notices must now include information directing tenants to the Berkeley Rent Stabilization Board and must be filed with our office within 3 days. Landlords are also required to give tenants a Notice of Tenant Rights at the start of all new tenancies. For more information, please visit our website.



LANDLORDS:
FIND OUT HOW
MEASURE BB MAY
AFFECT YOU!

Visit our Rent Registry, the
property portal for landlords &
owners at:

rentregistry.cityofberkeley.info

 @berkeleyrentboard

TAKE ACTION!

Connect With Us

Contact the Rent Stabilization Board with your questions:

Phone: (510) 981-RENT

Email: rent@berkeleyca.gov

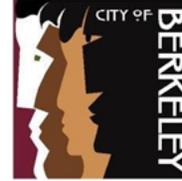
Request an Appointment:
tinyurl.com/rsbappointment

Want More Information?

Resources available on our website!

Web: rentboard.berkeleyca.gov

Scan QR code:



Rent Stabilization Board
2000 Center St., Suite 400
Berkeley, CA 94704

February 2025

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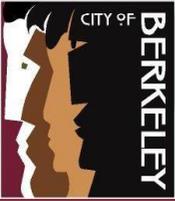
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FOLLOW US ON FACEBOOK FOR UPDATES



MEASURE BB SPOTLIGHT FOR TENANTS

Understanding changes to the Berkeley Rent Ordinance

**Affects tenants in
Fully and Partially
Covered Units**

In Berkeley, tenants in units covered by the Rent Ordinance cannot be evicted without “just cause” (previously called “good cause”).

Measure BB has changed some just causes, which apply to most rental units in Berkeley including many nonprofit and government-subsidized units. Some examples of these changes include:

- Eviction for nonpayment of rent is not allowed if the debt is less than one month’s Fair Market Rent for a unit of an equivalent size.
- A landlord may no longer evict a tenant for failure to sign a new fixed-term lease.

Visit the Berkeley Rent Stabilization Board’s webpage for additional information at rentboard.berkeleyca.gov.

We Are Here to Help!

Connect With Us

Contact the Rent Stabilization Board with your questions:

Phone: (510) 981-7368 (RENT)

Email: rent@berkeleyca.gov

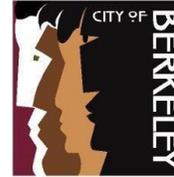
Request an Appointment:
tinyurl.com/rsbappointment

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