



Rent Stabilization Board

## RENT STABILIZATION BOARD

DATE: February 20, 2025  
TO: Honorable Members of the Rent Stabilization Board  
FROM: DeSeana Williams, Executive Director  
BY: Basil Lecky, Community Service Specialist II  
SUBJECT: Request for waiver of late registration penalties

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### **Recommendation:**

That the Board approve the attached recommendations.

### **Background and Need for Rent Stabilization Board Action:**

The Board's penalty waiver process is governed by Regulations 883, 884 and 885. Regulation 883 lists the grounds for administrative waivers. In accordance with Regulation 884, the Executive Director reviews waiver requests that do not meet the criteria for an administrative waiver. Regulation 884 lists 12 categories, which will require a review of the totality of the circumstances by the full Board prior to granting any waiver request. Waivers that require a review of the totality of the circumstances are listed below as "Discretionary Waiver." If none of the 12 listed categories apply to the property, the waiver shall be granted/denied in a ministerial manner, based upon the formula outlined in Regulation 884(C). The Board may only alter these ministerial waivers if staff has incorrectly applied the criteria listed in Regulation 884 (B) (1-12).

### **Ministerial Waivers**

In accordance with Regulation 884, the Executive Director reviews waiver requests that do not meet the criteria enumerated in Regulation 883. The following waiver request will be decided ministerially, unless the Board has reason to believe the underlying basis of the recommended assessment is inappropriate.

2000 Center Street, Suite 400, Berkeley, California 94704

TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4940

E-MAIL: [rent@cityofberkeley.info](mailto:rent@cityofberkeley.info) • INTERNET: [www.cityofberkeley.info/rent](http://www.cityofberkeley.info/rent)

## Waiver Recommendations

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Waiver	Property Address	Owner	Penalty Assessed	Penalty Waived	Penalty Imposed
	2435 Jefferson Ave	Minh & Huynh Thi Nguyen	\$12,140.00	\$9,712.00	\$2,428.00
	1730 Parker St	Kijahre Fikiri	\$924.00	\$739.20	\$184.80
	914 Delaware St	Triple R Properties Llc	\$688.00	\$688.00	\$0.00
	2727 Stuart St	Iliana Montauk	\$2,064.00	\$1,651.20	\$412.80
	775 Colusa Ave	Semha Alwaya	\$424.00	\$424.00	\$0.00
	1518 Harmon St	Jose & Graciela Perez	\$3,440.00	\$3,440.00	\$0.00
	2632 Warring St #8	Anil Agrawal	\$424.00	\$424.00	\$0.00
	1788 Sonoma Ave	Marianne Prior	\$360.00	\$360.00	\$0.00
	1205 Bancroft Way	Richard Dodd & Flora Rafii	\$424.00	\$424.00	\$0.00
	1849 Arch St #B	Archfellow Llc	\$424.00	\$424.00	\$0.00
	2555 Sacramento St	Moitreyee Upadhyaya	\$212.00	\$212.00	\$0.00
	716 Cragmont Ave	Ethan Cohencole	\$424.00	\$424.00	\$0.00
	2626 Hillegass St #A	Shahla Vatannia	\$678.00	\$678.00	\$0.00
	2910 California St	Joyce Bryant	\$820.00	\$656.00	\$164.00
<b>TOTAL</b>			<b>\$23,446.00</b>	<b>\$20,256.40</b>	<b>\$3,189.60</b>

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**Waiver Recommendations**

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**Financial Impact: Ministerial Waivers**

Approval of Executive Director's recommendations will decrease the Board's current accounts receivable by **\$20,256.40**.

**Discretionary Waivers**

For the waiver requests listed below, staff recommendations are attached and presented to the full Board for its approval. With respect to these cases, the determination of good cause to waive some or all of the penalties depends on the totality of the circumstances.

Waiver	Property Address	Owner	Penalty Assessed	Penalty Waived	Penalty Imposed
W5140	2020 Berkeley Way	Bridge Berkeley Way Lp	\$97,866.00	\$48,933.00	\$48,933.00
W5141	2828 College Ave	Sukhdeep & Reva Kapoor	\$12,384.00	\$6,192.00	\$6,192.00
W5142	1685 San Lorenzo Ave	Rena Harari	\$212.00	\$212.00	\$0.00
W5143	1025 Heinz Ave	Maurice & Ruth Levitch	\$870.00	\$870.00	\$0.00
W5144	1545 Dwight Way	Jennifer/Moser Marvin Siegel	\$11,008.00	\$5,504.00	\$5,504.00
<b>TOTAL</b>			<b>\$122,340.00</b>	<b>\$61,711.00</b>	<b>\$60,629.00</b>

**Financial Impact: Discretionary Waivers**

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**Waiver Recommendations**

**February 20, 2025**

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Approval of Executive Director's recommendations will decrease the Board's current accounts receivable by **\$61,711.00**.

**Name and Telephone Number of Contact Person:**

DeSeana Williams, Executive Director  
Rent Stabilization Board  
2000 Center Street, Suite 400, Berkeley, CA 94704  
(510) 981-7368

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## February Waivers

**Ministerial**

Address	Details
2435 Jefferson Ave	This property consists of 10 rented units. The owner has owned this property since 2021. The owner claims they never received the invoice for the registration fee. The owner states that the invoice was sent to an incorrect mailing address. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
1730 Parker St	This property consists of three units with one rented and two exempt. The owner has owned this property since 2020. The owner stated that they were unemployed for two years prior to receiving a notice to pay registration fees. This notice, they claimed, was addressed to someone else. The owner further asserted that they lacked the financial means to pay the fees themselves. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
914 Delaware St	This property consists of eleven units with ten rented and one exempt. The owner has owned this property since 2005. The owner stated they were unaware that one of their tenants, receiving a subsidy from 'Building Futures,' did not meet the criteria for exempt status. The owner does not have a record of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
2727 Stuart St	This property consists of three rented units. The owner has owned this property since 2018. The owner stated while reconciling their end-of-year accounts, they discovered that they had not received invoices from the Rent Board for the past two years. Upon contacting the Rent Board, they learned that an issue with their online account had prevented them from logging in and accessing their property information, including invoices. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
775 Colusa Ave	This property is a rented single-family home. The owner has owned this property since 1992. In September 2024, the owner received a Rent Board notice from their tenant regarding outstanding registration fees and penalties. The owner subsequently paid the registration fee and updated their mailing address to receive all future communications at their home address. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1518 Harmon St	This property consists of five rented units. The owner has owned this property since 2015. In June 2024, the owner visited the Rent Board and inquired about registration fees with staff. The owner claims to have been assured that all necessary fees were paid at that time. However, in January 2025, upon returning to the Rent Board office, the owner was informed of an outstanding balance on their account. The owner rented a unit mid-year, which they believe may have contributed to a misunderstanding regarding their registration obligations. The owner has since paid the outstanding registration fee. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.

Public

2632 Warring St #8	This property is a rented condo. The owner has owned this property since 2018. The owner stated they did not receive their invoice on time, preventing timely payment and incurring a penalty. Due to an issue with their billing notification, they were unaware of the due date and did not receive the bill until after the penalty was assessed. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1788 Sonoma Ave	This property is a rented single-family home. The owner has owned this property since 2008. The property manager, new to their role and acting as Power of Attorney (POA) for the estate, contacted the Rent Board before mailing a check to confirm the accuracy of the information. They mailed the check as instructed. However, the property manager was surprised to receive a delinquency notice from the Rent Board in January 2025, indicating the check had not been received. They subsequently contacted the Rent Board via email and phone to resolve the issue. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1205 Bancroft Way	This property is a rented single-family home. The owner has owned this property since 2018. The owner stated that invoices were being sent to a co-owner who does not manage the property. The owner also stated that they did not receive a notice regarding registration fees from the Rent Board. The owner has since updated their contact information with the Rent Board. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1849 Arch St #B	This property is a rented condo. The owner has owned this property since 2017. The owner stated they purchased the property while their son was studying engineering at Berkeley. Now retired, they are currently renting the property. On January 13th, 2025, they received an overdue bill of \$636, comprising a \$212 fee and a \$424 penalty. They are unsure how they missed the initial \$212 bill and the subsequent notice with the 100% penalty. This likely occurred during a period in 2024 when their husband temporarily handled all of their paperwork. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
2555 Sacramento St	This property is a rented single-family home. The owner has owned this property since 2020. The owner stated that they mailed a check for the registration fee in 2024, which was returned. Subsequently, the owner paid the fee in person. The owner claims that the registration manager informed them that no penalties were owed. They do not recall being instructed to complete a waiver form for any potential penalties. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.

Public

716 Cragmont Ave	This property is a rented single-family home. The owner has owned this property since 2012. The owner stated they did not receive the initial communication about the required fee. They explained that they traveled extensively over the past 6-8 months and had mail forwarding in place during a portion of this time. Due to these circumstances, they are unsure of the initial notice's whereabouts. However, they acknowledge not receiving it. The owner has since paid the full outstanding balance, including any applicable penalties. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
2626 Hillegass St #A	This property is a rented condo. The owner has owned this property since 2022. The owner stated they were unaware of the Rent Board's registration requirements at the time of property purchase, having received no information from the board regarding this obligation. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
2910 California St	This property consists of three units with two rented and one exempt. The owner has owned this property since 2013. The owner stated they were unaware that the registration bill remained unpaid. They received a past-due notice in January 2025. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.

**Discretionary**

Address	Details
2020 Berkeley Way	Bridge Housing Corporation, developer and manager of the property at 2020 Berkeley Way, respectfully requests a reassessment of the penalties imposed by the Rent Board. Despite diligent efforts to register the property, including multiple inquiries and submission of required forms, significant delays occurred due to the Rent Board's system issues. The property was not officially registered until April 2024, and Bridge Housing Corporation received no prior bills or notifications. Given these circumstances, they request a waiver of all penalties. Records indicate
2828 College Ave	The property manager acknowledges unintentionally omitting paying the registration fee during the online registration process. While the registration was completed, the payment was not submitted. They sincerely apologize for this oversight. The manager claims this property represents an isolated incident, as timely payments were made for all 18 other properties under their management. This account also demonstrates a consistent history of on-time payments. Given their management of 18 other properties, it is the managers' responsibility to maintain accurate records and ensure timely payments. Staff therefore recommends waiving 50% of the penalties.
1685 San Lorenzo Ave	The elderly property owner, who is disabled and hard of hearing, received an overdue registration invoice for 2024/2025. Her caretaker discovered the invoice. The owner explained that her husband, who was primarily responsible for registration, passed away in 2022. She also mentioned difficulties in getting timely responses from her property manager regarding registration matters. Given the property owner's limitations and their history of on-time payments, staff recommends waiving 100% of the penalties.

Public

1025 Heinz Ave	The property owner stated that their father resided in the upper unit until his passing in February 2024. As their father's primary caregiver for the past several years, his death has been a significant loss and has unfortunately impacted their ability to fulfill their responsibilities. Due to the property owner's hardship, staff recommends waiving all penalties.
1545 Dwight Way	Kasa Properties manages approximately 18 properties in Berkeley. While they consistently made timely registration payments for these properties, a miscommunication with the property owner regarding the responsibility for the registration fee led to an unintentional missed payment. Kasa Properties became aware of the delinquency only after receiving a past-due notice. The property owner/manager is responsible for understanding the Rent Ordinance's registration requirements. Since they paid registration fees for other properties they manage within Berkeley, it suggests they were aware of the payment obligations. Therefore, staff recommends a 50% penalty waiver.

**City Of Berkeley  
Rent Stabilization Board**

**Recommendation on Requested Waiver of Registration Penalties**

<b>Waiver No: W5140</b>	<b>Property address: 2020 BERKELEY WAY, BERKELEY, CA 94704</b>	<b>Transferred: 07/07/2020</b>
<b>Exempt units (as of February 2021): Unit # 614 - MGTU -</b>		
<b>Owner(s): Bridge Berkeley Way LP Bridge Berkeley Way LP</b>	<b>Waiver filed by: PROPERTY OWNER</b>	<b># of Units: 88</b>
<b>Other Berkeley rental property owned: None</b>		
<b>Late payment/penalty history: 2022/2023, 2023/2024 and 2024/2025 registration year</b>		

<b>Registration Date or Year</b>	<b>Units Requiring Registration at That</b>	<b>Registration Fees Paid</b>	<b>Date Fees Paid</b>	<b>Penalties Charged</b>	<b>Penalties Forgiven</b>	<b>Penalties Paid</b>
FY2024-25	87	\$18,444.00	01/23/2025	\$36,888.00	\$0.00	\$0.00
FY2023-24	87	\$15,359.00	01/23/2025	\$30,718.00	\$0.00	\$0.00
FY2022-23	87	\$15,130.00	01/23/2025	\$30,260.00	\$0.00	\$0.00
<b>Totals (penalties previously assessed)</b>				\$97,866.00	\$0.00	\$97,866.00

**Penalties Currently Under Consideration**

<b>Reason for Penalties: LATE PAYMENT OF REGISTRATION FEES</b>						
<b>Registration Date or Year</b>	<b>Unit(s) Registered Late At This Time</b>	<b>Registration Fees Paid</b>	<b>Date Fees Paid</b>	<b>Penalties Charged</b>	<b>Penalties Forgiven</b>	<b>Penalties Due</b>
FY2024-25	87	\$18,444.00	01/23/2025	\$36,888.00	\$0.00	\$36,888.00
FY2023-24	87	\$15,359.00	01/23/2025	\$30,718.00	\$0.00	\$30,718.00
FY2022-23	87	\$15,130.00	01/23/2025	\$30,260.00	\$0.00	\$30,260.00
<b>Total</b>				\$97,866.00	\$0.00	\$97,866.00

**Grounds under Regulation 884(B):** (6) The landlord requesting the waiver owns or manages 11 or more rental units

**Good cause claimed by owner:** Bridge Housing Corporation, developer and manager of the property at 2020 Berkeley Way, respectfully requests a reassessment of the penalties imposed by the Rent Board.

Despite diligent efforts to register the property, including multiple inquiries and submission of required forms, significant delays occurred due to the Rent Board's system issues. The property was not officially registered until April 2024, and Bridge Housing Corporation received no prior bills or notifications. Given these circumstances, they request a waiver of all penalties.

**Recommendation:** Staff recommends waiving 50% of the penalties.

**Staff Analysis:** Records indicate that the property commenced unit rentals in 2022. The property manager did not contact the Rent Board until 2023. Had they contacted us earlier, the assessed penalties could have been avoided. Therefore, staff recommends a 50% waiver of the penalties.

**City Of Berkeley  
Rent Stabilization Board**

**Recommendation on Requested Waiver of Registration Penalties**

<b>Waiver No: W5141</b>	<b>Property address: 2828 COLLEGE AVE BERKELEY CA 94705</b>	<b>Transferred: 05/07/2010</b>
<b>Exempt units (as of February 2021):</b> None		
<b>Owner(s): SUKHDEEP &amp; REVA KAPOOR</b>	<b>Waiver filed by: PROPERTY MANAGER</b>	<b># of Units: 18</b>
<b>Other Berkeley rental property owned: 2227 DERBY ST BERKELEY CA 94705, 2223 PARKER ST BERKELEY CA 94704, 2309 BLAKE ST BERKELEY CA 94704, 2315 PARKER ST BERKELEY CA 94704, 2330 BLAKE ST BERKELEY CA 94704, 1947 OREGON ST BERKELEY CA 94703, 2231 WARD ST BERKELEY CA 94705, 2133 GRANT ST BERKELEY CA 94703, 1332 SHATTUCK AVE BERKELEY CA 94709, 2709 DWIGHT WAY BERKELEY CA 94704, 2230 PRINCE ST BERKELEY CA 94705, 2240 BLAKE ST BERKELEY CA 94704, 2255 HEARST AVE BERKELEY CA 94709, 2091 CALIFORNIA ST BERKELEY CA 94703, 1835 HARMON ST BERKELEY CA 94703, 1545 DWIGHT WAY BERKELEY CA 94703, 1717 UNIVERSITY AVE, BERKELEY, CA 94703</b>		
<b>Late payment/penalty history: 2024/2025 registration year</b>		

Registration Date or Year	Units Requiring Registration at That	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Paid
FY2024-25	ALL	\$6,192.00	01/13/2025	\$12,384.00	\$0.00	\$0.00
<b>Totals (penalties previously assessed)</b>				\$12,384.00	\$0.00	\$12,384.00

**Penalties Currently Under Consideration**

<b>Reason for Penalties: LATE PAYMENT OF REGISTRATION FEES</b>						
Registration Date or Year	Unit(s) Registered Late At This Time	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Due
FY2024-25	18	\$6,192.00	01/13/2025	\$12,384.00	\$0.00	\$12,384.00
<b>Total</b>				\$12,384.00	\$0.00	\$12,384.00

**Grounds under Regulation 884(B):** (6) The landlord requesting the waiver owns or manages 11 or more rental units

**Good cause claimed by owner:** The property manager acknowledges unintentionally omitting paying the registration fee during the online registration process. While the registration was completed, the payment was not submitted. They sincerely apologize for this oversight. The manager claims this property represents an isolated incident, as timely payments were made for all 18 other properties under their management. This account also demonstrates a consistent history of on-time payments.

**Recommendation:** Staff recommends waiving 50% of the penalties

**Staff Analysis:** Given their management of 18 other properties, it is the managers' responsibility to maintain accurate records and ensure timely payments. Staff therefore recommends waiving 50% of the penalties.

**City Of Berkeley  
Rent Stabilization Board**

**Recommendation on Requested Waiver of Registration Penalties**

<b>Waiver No:</b> W5142	<b>Property address:</b> 1685 SAN LORENZO AVE BERKELEY CA 94707	<b>Transferred:</b> 03/27/2023
<b>Exempt units (as of February 2021):</b> None		
<b>Owner(s):</b> RENA HARARI	<b>Waiver filed by:</b> Registration Manager	<b># of Units:</b> 1
<b>Other Berkeley rental property owned:</b> 2434 8TH ST BERKELEY CA 94710, 2430 8TH ST BERKELEY CA 94710, 3216 BAKER ST BERKELEY CA 94702, 2523 RIDGE RD BERKELEY CA 94709, 1685 SAN LORENZO AVE BERKELEY CA 94707, 2912 CLAREMONT AVE BERKELEY CA 94705		
<b>Late payment/penalty history:</b> 2024/2025 Registration Fee		

Registration Date or Year	Units Requiring Registration at That	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Paid
FY2024-25	ALL	\$212.00	12/09/2024	\$212.00	\$0.00	\$0.00
<b>Totals (penalties previously assessed)</b>				\$212.00	\$0.00	\$212.00

**Penalties Currently Under Consideration**

<b>Reason for Penalties:</b> LATE PAYMENT OF REGISTRATION FEES						
Registration Date or Year	Unit(s) Registered Late At This Time	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Due
FY2024-25	1	\$212.00	12/09/2024	\$212.00	\$0.00	\$212.00
<b>Total</b>				\$212.00	\$0.00	\$212.00

**Grounds under Regulation 884(B):** (11) The Executive Director, or his or her designee, recommends that the interests of justice require that a greater or lesser amount be waived

**Good cause claimed by owner:** The elderly property owner, who is disabled and hard of hearing, received an overdue registration invoice for 2024/2025. Her caretaker discovered the invoice. The owner explained that her husband, who was primarily responsible for registration, passed away in 2022. She also mentioned difficulties in getting timely responses from her property manager regarding registration matters.

**Recommendation:** Staff recommends waiving 100% of the penalties.

**Staff Analysis:** Given the property owner's limitations and their history of on-time payments, staff recommends waiving 100% of the penalties.

**City Of Berkeley  
Rent Stabilization Board**

**Recommendation on Requested Waiver of Registration Penalties**

<b>Waiver No: W5143</b>	<b>Property address: 1025 HEINZ AVE BERKELEY CA 94710</b>	<b>Transferred: 10/17/1985</b>
<b>Exempt units (as of February 2021):</b> Unit # UPPER - FREE -		
<b>Owner (s): MAURICE &amp; RUTH LEVITCH</b>	<b>Waiver filed by: PROPERTY OWNER</b>	<b># of Units: 2</b>
<b>Other Berkeley rental property owned: None</b>		
<b>Late payment/penalty history: 2023/2024 registration year</b>		

Registration Date or Year	Units Requiring Registration at That	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Paid
FY2023-24	ALL	\$290.00	09/19/2024	\$870.00	\$0.00	\$0.00
<b>Totals (penalties previously assessed)</b>				\$870.00	\$0.00	\$870.00

**Penalties Currently Under Consideration**

<b>Reason for Penalties: LATE PAYMENT OF REGISTRATION FEES</b>						
Registration Date or Year	Unit(s) Registered Late At This Time	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Due
FY2023-24	2	\$290.00	09/19/2024	\$870.00	\$0.00	\$870.00
<b>Total</b>				\$870.00	\$0.00	\$870.00

**Grounds under Regulation 884(B):** (1) The good cause asserted in the waiver request is a death or illness in the landlord's family.

**Good cause claimed by owner:** The property owner stated that their father resided in the upper unit until his passing in February 2024. As their father's primary caregiver for the past several years, his death has been a significant loss and has unfortunately impacted their ability to fulfill their responsibilities.

**Recommendation:** Staff recommends waiving 100% of the penalties.

**Staff Analysis:** Due to the property owner's hardship, staff recommends waiving all penalties.

**City Of Berkeley  
Rent Stabilization Board**

**Recommendation on Requested Waiver of Registration Penalties**

<b>Waiver No:</b> W5144	<b>Property address:</b> 1545 DWIGHT WAY BERKELEY CA 94703	<b>Transferred:</b> None
<b>Exempt units (as of February 2021):</b> None		
<b>Owner(s):</b> JENNIFER/MOSER MARVIN SIEGEL	<b>Waiver filed by:</b> Property Manager	<b># of Units:</b> 16
<b>Other Berkeley rental property owned:</b> 2227 DERBY ST BERKELEY CA 94705, 2223 PARKER ST BERKELEY CA 94704, 2309 BLAKE ST BERKELEY CA 94704, 2315 PARKER ST BERKELEY CA 94704, 2330 BLAKE ST BERKELEY CA 94704, 1947 OREGON ST BERKELEY CA 94703, 2231 WARD ST BERKELEY CA 94705, 2133 GRANT ST BERKELEY CA 94703, 1332 SHATTUCK AVE BERKELEY CA 94709, 2828 COLLEGE AVE BERKELEY CA 94705, 2709 DWIGHT WAY BERKELEY CA 94704, 2230 PRINCE ST BERKELEY CA 94705, 2240 BLAKE ST BERKELEY CA 94704, 2255 HEARST AVE BERKELEY CA 94709, 2091 CALIFORNIA ST BERKELEY CA 94703, 1835 HARMON ST BERKELEY CA 94703, 1717 UNIVERSITY AVE, BERKELEY, CA 94703		
<b>Late payment/penalty history:</b> 2024/2025 Registration Year		

Registration Date or Year	Units Requiring Registration at That	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Paid
FY2024-25	ALL	\$5,504.00	01/17/2025	\$11,008.00	\$0.00	\$0.00
<b>Totals (penalties previously assessed)</b>				\$11,008.00	\$0.00	\$11,008.00

**Penalties Currently Under Consideration**

<b>Reason for Penalties:</b> LATE PAYMENT OF REGISTRATION FEES						
Registration Date or Year	Unit(s) Registered Late At This Time	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Due
FY2024-25	16	\$5,504.00	01/17/2025	\$11,008.00	\$0.00	\$11,008.00
<b>Total</b>				\$11,008.00	\$0.00	\$11,008.00

**Grounds under Regulation 884(B):** (6) The landlord requesting the waiver owns or manages 11 or more rental units

**Good cause claimed by owner:** Kasa Properties manages approximately 18 properties in Berkeley. While they consistently made timely registration payments for these properties, a miscommunication with the property owner regarding the responsibility for the registration fee led to an unintentional missed payment. Kasa Properties became aware of the delinquency only after receiving a past-due notice.

**Recommendation:** Staff recommends waiving 50% of the penalties.

**Staff Analysis:** The property owner/manager is responsible for understanding the Rent Ordinance's registration requirements. Since they paid registration fees for other properties they manage within Berkeley, it suggests they were aware of the payment obligations. Therefore, staff recommends a 50% penalty waiver.