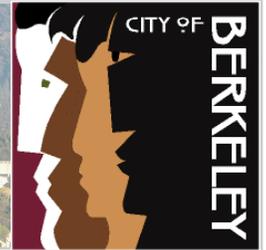


# Measure BB



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 Boards 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 own name.

## Changes to the Just Cause of Eviction Requirements

- ◆ Eviction for nonpayment of rent 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 Boards 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 specify clearly 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.

[RENTBOARD.BERKELEYCA.GOV](https://rentboard.berkeleyca.gov)

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提供翻譯。 致電我們!

الترجمة متاحة. اتصل بنا!

Có sẵn bản dịch Hãy gọi cho chúng tôi!



## 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 court days to 10 court days. 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 who 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](http://leginfo.legislature.ca.gov)



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