



Notice of Tenant Rights

Fully Covered Units

Berkeley Municipal Code section 13.76.080.D

Rent Stabilization Board

The Berkeley Rent Stabilization Ordinance applies to your tenancy. The Rent Stabilization Ordinance affects your tenancy in the following ways:

1. The rent at the start of your tenancy is the “base rent.” Your landlord may only raise your base rent by an amount set by a formula in the Rent Stabilization Ordinance, called the Annual General Adjustment. Your landlord may not increase your rent during the year your tenancy started and for one calendar year after your tenancy started.
2. Your landlord must register your tenancy with the Rent Stabilization Board. This includes providing information regarding your base rent and the services included in the base rent, and paying an annual registration fee.
3. You have the right to petition the Rent Board for a rent refund or decrease if you believe your landlord has demanded an unlawful rent amount, your unit does not meet habitability standards, or your landlord has decreased your housing services. Your landlord may petition the Rent Board to increase the lawful rent in certain circumstances, such as increased occupancy in your unit or increased housing services.
4. Your landlord must provide you an annual interest payment on your security deposit by the end of January each year of your tenancy. If you move out during the year, your landlord must provide a pro-rated security deposit interest payment.
5. Your landlord may not terminate your tenancy unless they allege one of the “just causes for eviction” listed in the Rent Stabilization Ordinance. Your landlord must provide you with a written notice alleging a just cause and file a copy of this notice with the Rent Board prior to proceeding with an eviction.
6. If you live in a property with more than 10 units or in a rental unit managed by a property management company, you have the right to form a tenant association for the purposes of meeting with your landlord regarding issues affecting your tenancy.
7. More detailed information regarding your rights under the Rent Stabilization Ordinance is available at the Rent Board’s website (rentboard.berkeleyca.gov) or through an appointment with a Rent Board housing counselor (510) 981-7368.