

## Guide to Coverage under Berkeley’s Rent Stabilization and Eviction for Just Cause Ordinance

*This table is intended as a guide. Individual circumstances may differ. Please [contact a housing counselor](#) for more information.*

Unit/ Tenancy Type	Coverage	Registration	Rent Control	Just Cause for Eviction	Security Deposit Interest
<b>Most units in multifamily properties built before 1980**</b>	Fully Covered	Yes	Yes	Yes	Yes
<b>Single family homes with current tenancies that began before 1996**</b>	Fully Covered	Yes	Yes	Yes	Yes
<b>Rooming house: single-family homes with five or more rooms rented out individually with separate leases**</b>	Fully Covered	Yes	Yes	Yes	Yes
<b>New construction: units that were built and received a Certificate of Occupancy after June 1980**</b>	Partially Covered	Yes	No	Yes	Yes
<b>Single-family home with a tenancy that began on or after January 1, 1996**</b>	Partially Covered	Yes	No	Yes	Yes
<b>Most condominiums**</b>	Partially Covered	Yes	No	Yes	Yes
<b>Units with the following government subsidies <i>regardless of unit type</i>: Section 202 Supportive Housing for the Elderly, Section 811 Supportive Housing for Persons with Disabilities</b>	Partially Covered	Yes	No	Yes	Yes
<b><i>Regardless of unit type</i>, units with Rental Supplement Program, Section 8 Loan Management Set Aside, Project-based Section 8 subsidies AND in a project with a mortgage insured or held by HUD.</b>	Partially Covered	Yes	No	Yes	Yes
<b>“Golden Duplex”: duplex that was owner-occupied on December 31, 1979, and currently has an owner living in one of the units</b>	Exempt	No	No	No	No
<b>Unit where the owner shares a kitchen or bath with the tenant if the owner lived on the property at the time the tenancy started</b>	Exempt	No	No	No	No
<b>Tenancies started after Nov 7, 2018, on properties where one unit is an ADU and either unit is owner-occupied.</b>	Exempt	No	No	No	No
<b>University rental units such as dormitories.</b>	Exempt	No	No	No	No
<b>Nonprofit Cooperative</b>	Exempt	No	No	No	No

\*\*Includes units with the following government subsidies: Housing Choice Voucher (Section 8), Shelter Plus Care, VASH Voucher, LIHTC, California Community Housing Agency, HOME, City of Berkeley Housing Trust Fund, Mental Health Safety Act; And Rental Supplement Program, Section 8 Loan Management Set Aside, Project-based Section 8 subsidies IF the project DOES NOT HAVE a mortgage insured or held by HUD.