

General Information

The Alameda Rent Program was created to implement the City's Rent Ordinance through education, community engagement and collaboration to promote equity and stability in the rental market.

Registration

Landlords must register all rental units. "Fully regulated units" must also register any new tenancy or change in ownership. Contact Rent Program staff if you have unregistered units.

Annual Program Fee

The landlord is responsible for the fee. Landlords may pass through 50% of the fee to tenants in 12 equal installments.

Temporary Displacements

Temporary relocation payments are owed when the tenant is temporarily displaced due to a governmental order to vacate the rental unit or due to "health or safety conditions."

Buyout Agreements

A landlord and tenant may negotiate a buyout agreement, by which a tenant agrees to vacate the rental unit (usually in return for money). The agreement must state the tenant's rights and be filed with the Rent Program.

Hours of Operation

Monday to Friday	9am to 5pm
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Contact Information

Phone:	510-747-7520
Email:	rentprogram@alamedaca.gov
Fax:	510-865-4028
Mail	950 W. Mall Square, Room 172, Alameda, CA 94501
24-hr Drop Box	Oak St. between City Hall & Alameda Police Dept.
Website:	alamedarentprogram.org

The Rent Program does not provide legal advice to landlords or tenants. Staff can make referrals as needed.

Alameda Rent Registry

The online Rent Registry, launched in January 2020, is available for landlords to pay the annual program fee; report new tenancies, changes in ownership; and file petitions, fee-exemption requests, and required forms for buyout agreements and terminations of tenancy. Tenants may also create an account to file petitions.

To get started, visit:
registry.alamedarentprogram.org

City of Alameda Rent Program



Landlord and Tenant Responsibilities & Protections

Updated March 2023



www.alamedarentprogram.org
510-747-7520
rentprogram@alamedaca.gov

General Information

INFORMATIONAL WORKSHOPS

The Rent Program regularly provides workshops with comprehensive information on rent regulations. Each session includes a presentation on landlord and tenant rights, followed by an opportunity to ask questions. To register please visit:

www.alamedarentprogram.org/Workshops-Clinics

REGULATION CRITERIA

Fully Regulated Units

-Subject to all regulations

- Multi-Unit properties built before 1995 (two or more units on a parcel)

Partially Regulated Units

-Subject to all regulations except rent control provisions

- Multi-Unit properties built after 1995
- Single-family homes (and any permitted Accessory Dwelling Units on the same lot)
- Condominiums and Townhouses with a unique parcel number
- Units with participants of the Housing Choice Voucher (Section 8) program

Exempt Units

-Not subject to City of Alameda rent regulations

- Short-term accommodation rented for less than 30 days
- Commercial units
- Care facilities
- Mobile homes
- See AMC 6-58.20 for full list

Terminations of Tenancy

“FOR CAUSE” GROUNDS

- Review state law for more information

- Failure to pay rent
- Breach of Rental Agreement
- Nuisance
- Failure to Give Access

“NO FAULT” GROUNDS

-Subject to City of Alameda rent regulations

- Owner Move-In
- Withdrawal of the Rental Unit (in accordance with the City’s Ellis Act Policy)
- Capital Improvement Plan
- Demolition
- Compliance with a Governmental Order

REQUIREMENTS

1. “No Fault” termination notices have specific requirements based on the grounds
2. Landlords must file a copy of the notice with the Rent Program
3. Relocation payment is owed to all households; enhanced amounts owed to households with a renter who is a senior, is a person with a disability, or has a child under the age of 18
4. 1st half of relocation owed when the tenant confirms to the landlord in writing they will vacate the unit; 2nd half owed when the tenant vacates the unit*
5. Landlords must adhere to any restrictions placed on occupying or renting the unit

Please note: the expiration of the term of a lease is not grounds for termination of tenancy.

*Current relocation amounts can be found online:
www.alamedarentprogram.org/FAQ

Rent Increases

APPLIES TO FULLY REGULATED UNITS

Annual Increases

There can only be one rent increase in any 12 month period.

AGA Rent Increases

Landlords who have registered their rental properties and paid the annual program fee are entitled to one rent increase every 12 months limited by a percentage cap, known as the Annual General Adjustment (AGA). The AGA is calculated at 70% of the Consumer Price Index, with a 1.0% floor and 5.0% ceiling.

Banked Rent Increases

The Rent Ordinance allows landlords who choose not to raise the rent for a full 12 months, or choose to raise the rent by less than the AGA, to “bank” those unused amounts.

Petitions

Landlords and tenants may file a petition for an upward or downward adjustment in the maximum allowable rent through a binding hearing process.

Capital Improvement Pass Through

Landlords may seek approval to recover the cost of certain major, long-term improvements from tenants over long periods of time, in the form of a monthly pass-through charged separately from rent.

APPLIES TO ALL RENTAL UNITS

Relocation Rent Increase

Relocation payments are owed if a tenant vacates after receiving a rent increase greater than 10%