

DOES MY UNIT HAVE RENT CONTROL AND EVICTION PROTECTIONS?

✓ = Yes

✗ = No

OAKLAND
EVICTION
PROTECTIONS

OAKLAND
RENT
CONTROL

Most apartments

Most condos

Owner-occupied duplex or triplex

Single Room Occupancy (SRO)

Section 8 voucher/subsidized housing

Single-family home

Unit where owner and tenant share kitchen or bathroom

New construction*

✓	✓
✓	✗
✓	✓
✓	✓
✓	✗
✓	✗
✗	✓
✗	✗
*Built within the last 10 years	*Built on or after January 1, 1983

*Measure V expanded Just Cause for Eviction protections to most units built after 1995. The exception is ground-up new construction units that received a Certificate of Occupancy within the last 10 years.

A property owner of a unit with eviction protections or rent control must pay the annual RAP program fee of \$101. The owner may pass half the cost on to the tenant if timely paid.

OTHER EXEMPTIONS: Hospitals and health facilities; motels; hotels; and rooming houses (where a tenant has not lived for 30 consecutive days do not have eviction protections or rent control). Transitional housing and homeless shelters do not have eviction protections.

City of Oakland Rent Adjustment Program

250 Frank H. Ogawa Plaza Suite 5313 Oakland, CA 94612 510-238-3721 www.oaklandca.gov/RAP

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WHAT ARE EVICTION PROTECTIONS?

O.M.C. SECTION 8.22.300

If a unit has eviction protections, a property owner can only evict a tenant for one of the reasons below (the sale of the property or the expiration of a lease are NOT just causes to evict):

1. The tenant fails to pay rent.
2. The tenant violates the lease after written notice to stop.
3. The tenant causes substantial damage to the unit.
4. The tenant continues to disturb the peace and quiet of other tenants after written notice to stop.
5. The tenant uses the premises for unlawful behavior.
6. The tenant refuses to allow the property owner access to the unit after written notice requesting access.
7. The unit is the property owner's principal residence and the written rental agreement with the current tenant(s) states that the owner will move back in.
8. The property owner wants to use the unit as the primary residence for themselves or their spouse, domestic partner, child, parent, or grandparent.
9. The property owner seeks to make substantial repairs that cannot be made while the unit is occupied, and which affect the health and safety of the tenants.
10. The property owner seeks to withdraw the unit from the rental market under California's Ellis Act.

WHAT IS RENT CONTROL?

O.M.C. SECTION 8.22.000

If a unit is covered by rent control, the property owner can only raise the rent once in a 12-month period, by the Consumer Price Index (CPI). The CPI from August 1, 2022 to July 31, 2023 is 3%. A property owner may "bank" the CPI from past years when an increase was not taken. A property owner does not need to petition the Rent Adjustment Program before taking increases based on the CPI or banking, but is required to petition for all other increases, including increases based on capital improvements, increased housing services, uninsured repair costs, and fair return. **No annual rent increase can be more than 10% in one year or 30% in 5 years.**

**FOR MORE INFORMATION,
CALL US AT 510-238-3721
OR COME TO OUR DROP-IN HOURS**

HOUSING COUNSELORS ARE AVAILABLE TO HELP YOU!

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DROP-IN HOURS
M - Th: 9:30AM - 4:30PM
F: Closed
Located on the 6th floor in the
Housing Resource Center