

RENTAL HOUSING COMMITTEE
RESOLUTION NO. RHC - ____
SERIES 2022

A RESOLUTION OF THE RENTAL HOUSING COMMITTEE OF MOUNTAIN VIEW
AMENDING REGULATIONS: CHAPTER 11: REGISTRATION, OF THE COMMUNITY STABILIZATION
AND FAIR RENT ACT (CSFRA)

WHEREAS, CSFRA section 1709(d) authorizes the Rental Housing Committee to establish rules and regulations for administration and enforcement of the CSFRA; and

WHEREAS, the Rental Housing Committee has held a publicly noticed meeting on April 25, 2022, and solicited input to amend Chapter 11 to add the requirement that landlords provide Notice of Applicability of Community Stabilization and Fair Rent Act (CSFRA) at the commencement of a new Tenancy in furtherance of the CSFRA; and

NOW, THEREFORE, BE IT RESOLVED by the Rental Housing Committee that amendments to Chapter 11 (Registration), as set forth in Exhibit A, are hereby adopted.

Community Stabilization and Fair Rent Act Regulations

Amendment to Chapter 11 - Registration

Chapter 11 of the CSFRA Regulations is amended to add Section F as follows:

"F. Notice of Applicability of CSFRA

1. A Landlord shall provide each Tenant with a Notice of Applicability of Community Stabilization and Fair Rent Act. The Notice must be provided in writing in a form prescribed by the Rental Housing Committee, or its designee, and must include the following information:
 - a. The existence and scope of the Community Stabilization and Fair Rent Act;
 - b. Whether the Rental Unit is fully or partially exempt from the CSFRA because:
 - (1) (Fully Exempt) The Rental Unit is a Single-Family Home, Companion Unit, or Duplex, as defined by the Act;
 - (2) (Partially Exempt) The Rental Unit was initially issued a certificate of occupancy between February 1, 1995 and the effective date of the CSFRA;
 - (3) (Partially Exempt) The Rental Unit is governed by Mountain View City Code Chapter 36, Article XIV;
 - (4) (Fully Exempt) The Rental Unit is in a hotel, motel, inn, tourist home or rooming and boarding house, and is primarily rented to transient guests for a period of fewer than thirty (30) days;
 - (5) (Fully Exempt) The Rental Unit is in a hospital, covenant, monastery, extended medical care facility, asylum, non-profit home for the aged, or dormitory owned and operated by an accredited institution of higher education;
 - (6) (Fully Exempt) The Rental Unit is owned or operated or managed by a not-for-profit organization pursuant to a tax credit program;
 - (7) (Fully Exempt) The Rental Unit is owned, operated or managed by a government unit, agency or authority, or the Rental Unit is occupied by a governmentally-subsidized Tenant, if applicable

federal or state law or administrative regulation specifically exempts such units from municipal rent control; or

(8) (Fully exempt) The Rental Unit received an initial certificate of occupancy after the effective date of the Act.

c. The Tenant's right to petition against certain rent increases;

2. Timing. A Landlord shall provide this Notice at the initiation of any new Tenancy of a Rental Unit, commencing on or after May 1, 2022.
3. Filing of Notice. A copy of the Notice for each Rental Unit shall be filed with the RHC, or its designee, upon the Landlord's initial registration and each subsequent change in tenancy, as defined in Paragraph 3 of Section B of this Chapter 11, of the Rental Unit.
4. Expiration of Exemption. In the event that a previously exempt Rental Unit becomes once again governed by the CSFRA, the Landlord must provide each affected Tenant with an updated Notice within fifteen (15) days after the exemption expires or becomes inapplicable. A copy of the updated Notice shall be filed with the Landlord's updated registration as described in Paragraph 2 of Section B of this Chapter 11."