

RENTAL HOUSING COMMITTEE
RESOLUTION NO. RHC - ____
SERIES 2022

A RESOLUTION OF THE RENTAL HOUSING COMMITTEE OF MOUNTAIN VIEW
AMENDING REGULATIONS: CHAPTER 7: PROCEDURES FOR ANNUAL GENERAL ADJUSTMENTS,
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 7 to change the contact information in the required text of a Mandatory Notice to Tenant in case of a rent increase greater than AGA (banked rent increase); and

NOW, THEREFORE, BE IT RESOLVED by the Rental Housing Committee that amendments to Chapter 7 (Procedures for Annual General Adjustments), as set forth in Exhibit A, are hereby adopted.

Community Stabilization and Fair Rent Act Regulations

Amendment to Chapter 7 – Procedures for Annual General Adjustments

Section B.2.b of Chapter 7 of the CSFRA Regulations is amended as follows:

2. Banked AGA.

Mandatory Notice to Tenant. In addition to the notice requirement identified in California Civil Code Section 827, or any successor legislation, any notice requesting an increase in rent greater than the AGA identified for the current calendar year must include the following:

- a. Identification of the requested increase in monthly rent due, including the actual increase as well as calculation of the dollar increase as a percentage of the rent due immediately prior to the imposition of the proposed rent increase; and
- b. The following text, in at least 12-point font (if notice is printed):

“The rent increase requested in this notice exceeds the annual general adjustment authorized for the current year. Landlords may save (“bank”) annual general adjustments that were not imposed in previous years and implement them with the current annual general adjustment in accordance with the Community Stabilization and Fair Rent Act, Section 1707, and implementing regulations. Rent may only be increased once every twelve (12) months and rent increases cannot exceed ten percent (10%) of the rent actually charged in the previous year. Tenants have the right to petition the Rental Housing Committee (RHC) for relief if this rent increase will cause an undue hardship. The RHC defines a hardship based on either household income or if the household spends fifty percent (50%) or more of household income on rent, with specific definitions for households with children, seniors, or persons with disabilities or who are terminally ill. If you believe the rent increase requested in this notice is incorrect, excessive, or causes an undue hardship, you can: (a) contact your landlord to discuss the increase; and/or (b) file a petition with the RHC. For more information about petitions or the hardship process, contact the Mountain View Rental Housing Helpline at [650-903-6136](tel:650-903-6136) or MVRent@mountainview.gov.”