

	Enforcement Policy	Withholding of Rent	Affirmative Defense in UD Court	Damages	Damages Amounts	Attorney's Fees	Injunctive Relief	Administrative Citation/ Complaint	Administrative Citation/ Complaint Fines	Misdemeanor	Misdemeanor Violations	Civil Penalty brought by City	Civil Penalty Fine	Criminal Penalty brought by City	Criminal Penalty Fine	Additional Comments
Mountain View	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Alameda	✓		✓	✓	Actual and punitive damages	✓	✓	✓	\$250 (1st offense within 1 year) \$500 (2nd offense within 1 year) \$1000 and misdemeanor (3rd offense within 1 year) Allowed if tenant fails to pursue violation	✓	Exceeding Maximum Rent Allowed Non-compliance with Hearing Officer Decision Non-compliance with court judgement on Hearing Officer Decision	✓	Greater of: \$2500/day or \$10,000 per violation Attorney's fees	X	X	
Berkeley	✓	✓	✓	✓	Unlawful Rent Violation: Up to \$750 in addition to any actual damages. Eviction Violation: \$750 or three times the actual damages sustained, whichever is greater and potential regaining of unit	X	X	✓		X	X	✓	Allowed if tenant fails to pursue violation	✓	\$500 fine and/or 90 days in jail (1st offense) Up to a \$1000 fine and/or six months in jail (any subsequent offenses)	
East Palo Alto	✓	✓	✓	✓	Unlawful Rent Violation: \$5,000 or the damages allowed under California Civil Code Section 1947.11, whichever is greater Owner Move-in Violation: \$5,000 or the damages allowed under California Civil Code Section 1947.10, whichever is greater and regaining the unit	✓	✓	X	X	✓	Charging excessive rents Non-compliance with Hearing Examiner Decision Non-compliance with appeals of Hearing Examiner Decision	X	X	✓	\$1000 and/or 90 days in jail (1st offense) \$1000 and/or 6 months in jail (each subsequent offense)	
Los Angeles	✓	✓	✓	✓	Three times the amount by which the payment or payments demanded, accepted or retained exceed the maximum rent or maximum adjusted rent which could be lawfully demanded, accepted or retained together with reasonable attorneys' fees and costs as determined by the court	✓	X	✓	Non-payment of Fees: Penalty equal to one hundred and fifty percent of the fee per subject rental unit for any delinquency incurred after the effective date of this amendment Lack of noticing unit is rent controlled: Fine of \$250 for each day after the seventh day that the landlord fails to post the notice	✓	\$1,000 or by imprisonment in the County Jail for a period of not more than six months or both. Each violation of any provision of this chapter and each day during which such violation is committed, or continues, shall constitute a separate offense.	X	X	X	X	
Oakland	✓	✓	X	X	X	X	X	✓	\$100 (1st offense within 1 year) \$250 (2nd offense within 1 year) \$500 (3rd offense within 1 year) Up to \$5,000 annually	X	X	✓	\$500 (1st offense within 1 year) \$750 (2nd offense within 1 year) \$1,000 (3rd offense within 1 year) Up to \$5,000 max	X	X	
Richmond	✓		✓		Treble the amount by which the payment or payments demanded, accepted, received or retained exceeds the Maximum Allowable Rent shall be awarded against the Landlord upon a showing that the Landlord has acted willfully or with oppression, fraud or malice	✓	✓	✓	Damages in the amount by which the payment or payments demanded, accepted, received or retained exceeds the Maximum Allowable Rent	✓	Any Landlord violating this Chapter shall be guilty of a misdemeanor and shall be punished in accordance with Section 1.04.100 of the Richmond Municipal Code	✓		X	X	
San Francisco	✓			✓	Tenant Harassment: Not less than three times actual damages suffered by an aggrieved party (including damages for mental or emotional distress), or for statutory damages in the sum of one thousand dollars, whichever is greater, and whatever other relief the court deems appropriate Unlawful Rent: Money damages of not less than three times the amount of excess rent collected; provided, however, that any monetary award for rent overpayments resulting from a rent increase which is null and void pursuant to section 37.3(b)(5) shall be limited to a refund of rent overpayments made during the three-year period preceding the month of filing of the action, plus the period between the month of filing and the date of the court's order	✓	✓	X	X	✓		X	X	X	X	See ordinance. Multiple reasons for misdemeanors.

San Jose	✓	✓	✓	<p>Unlawful Rent: impermissibly charged amount plus damages as determined and not to exceed five hundred dollars (\$500) or three (3) times the amount by which such payment exceeded the Rent allowed, whichever is greater</p> <p>Unlawful Eviction: up to ten thousand dollars (\$10,000), and the reasonable costs incurred by the Tenant as a result of the eviction, including the costs of moving the Tenant Household and the reasonable costs of bringing such suit, including court costs and attorney fees</p>	✓				<p>Any Landlord found to have received, imposed, or demanded prohibited pass through charges, other fees or charges or any Rent in excess of the Rent allowed under this Chapter 17.23 and its implementing Regulations shall be guilty of a misdemeanor</p>	✓	<p>Up to the greater of two thousand five hundred dollars (\$2,500) per violation per day, or ten thousand dollars (\$10,000) per violation, payable to the City</p>			
Santa Monica	✓	✓	✓	<p>Treble the amount by which the payment or payments demanded, accepted, received or retained exceeds the maximum lawful rent shall be awarded against the landlord upon a showing that the landlord has acted willfully or with oppression, fraud or malice.</p>	✓	✓	✓	<p>Amount by which the payment or payments demanded, accepted, received or retained exceeds the maximum lawful rent and may be liable for an additional amount not to exceed Five Hundred Dollars (\$500), for costs, expenses incurred in pursuing the hearing remedy, damages</p>	<p>Not more than five hundred dollars (\$500), or by imprisonment in the county jail for a period not exceeding six months, or by both</p>	✓	<p>See administrative citation</p>	✓	<p>See Misdemeanor</p>	
West Hollywood	✓	✓	✓	<p>Unlawful Rent: Three times the amount by which the payment or payments demanded, accepted, or retained exceed the maximum amounts which could be lawfully demanded, accepted, or retained together with reasonable attorneys' fees and costs as determined by the court</p> <p>Actual damages suffered by the aggrieved party, or for statutory damages in the sum of one thousand dollars (\$1,000.00), whichever is greater, and for punitive damages</p>	✓	✓	X	X	<p>Not more than one thousand dollars (\$1,000.00) or by imprisonment for a period of time not exceeding six months, or by both</p> <p>Each violation of any provision of this title, and each day during which any such violation is committed or continued shall constitute a separate offense</p>	✓	<p>Actual damages suffered by the aggrieved party, or for statutory damages in the sum of one thousand dollars (\$1,000.00), whichever is greater, and for punitive damages</p>	X	X	<p>The amount of any fee and penalty imposed by any of the provisions of this title shall be deemed a debt owing to the city and may be collected by any means provided by law</p>