



Legislation Details (With Text)

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Title: Draft Regulations Chapter 13, Utility Charges Regulations, Clarifying Rent and the Treatment of Utilities in the CSFRA and Ratio Utilities Billing Systems

Sponsors:

Indexes:

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Attachments: 1. Staff Report, 2. ATT 1 - Resolution to Adopt Chapter 13 of CSFRA Regulations Utility Charges Regulations, 3. ATT 2 - Rental Housing Committee Memo, January 31, 2023, 4. ATT 3 - Rental Housing Committee Memo, August 21, 2023, 5. ATT 4 - Rental Housing Committee Memo, October 16, 2023, 6. ATT 5 - 2024 Santa Clara County Housing Authority Utility Allowances

Date	Ver.	Action By	Action	Result
12/18/2023	1	Rental Housing Committee		

Draft Regulations Chapter 13, Utility Charges Regulations, Clarifying Rent and the Treatment of Utilities in the CSFRA and Ratio Utilities Billing Systems

To adopt CSFRA Regulations Chapter 13, Utility Charges, as provided in Attachment 1, to:

1. Clarify that all rental charges, directly or indirectly charged by landlords, including charges for shared or master-metered utilities including, but not limited to water, sewer or trash, are part of the definition of rent as stipulated in the Community Stabilization and Fair Rent Act (CSFRA), and the cost of such services must be established as part of the initial rental rate and specified in the rental agreement at the commencement of the tenancy.
2. Provide a one-time Utility Adjustment Petition process that:
 - a. Allows landlords, currently using RUBS or similarly calculated and billed utility charges, to transition from separately charged utilities to including utility costs in the rental amount, thereby bringing rental properties into compliance with the CSFRA.
 - b. Establishes the process for submissions and review of Utility Adjustment Petitions.