

Rent Review Ordinance Overview

Rental unit is registered with the City of Albany and the landlord has a current business license.

Landlord enters into a new lease or issues rent increase WITH the
“Notice of Availability of Rent Review” provided to the tenant.

Rent Review Threshold

- Is the rent increase more than 5% **OR**
- Has the tenant received two or more rent increases in a 12 month period **and** the total of all rent increases exceeds 5%?

NO

Tenant is not eligible for Rent Review.
The tenant still may be referred to ECHO Housing for a consultation.

Albany Rent Review
www.albanyca.gov/rentreview

YES

Tenant has up to 15 calendar days to submit a rent review request after receiving a notice of rent increase

Tenant may submit a Rent Review Request through ECHO Housing (Program Administrator)
ECHO Housing Notifies Landlord of Rent Review Request

Landlord has up to 15 calendar days to respond or rent increase is void

Landlord responds to Rent Review Request

Conciliation

Landlord must participate in Conciliation or rent increase is void

Participation is Mandatory
(Up to 10 business days)

Tenant must participate in Conciliation or be barred from requesting conciliation or mediation

No Resolution

Resolution

Tenant has up to 10 calendar days to request mediation after the conclusion of conciliation

Tenant may submit a request for Mediation

Tenant and Landlord may sign a settlement agreement

Program Administrator (ECHO Housing) notifies tenant and landlord of Mediation date/time

Mediation

Participation is Mandatory

No Resolution

Original rent increase stays in effect

Resolution

Tenant and Landlord may sign a settlement agreement

For more information, please contact **Albany CARES** - albanycares@albanyca.gov or call (510) 524-9283