

Renter & Landlord Information Summary

Rent Review Ordinance – Effective November 2, 2018

- Applies to all rental units in Albany, including single-family homes and condominiums
- Renters have the right to request non-binding conciliation/mediation when:
 - A renter receives a rent increase over 5%; OR
 - A renter receives more than one increase in a 12 month period and the total of all rent increases exceeds 5% in the 12 month period
- A rent review request must be submitted to Rent Review Program Administrator (ECHO Housing) within 15 calendar days of receiving a notice of rent increase
- Landlord participation in the conciliation/mediation processes is mandatory
 - All recommendations are non-binding
- Landlords are required to notify tenants of the availability of rent review when issuing a rent increase
- All residential rental units must be registered with the City
- Landlords are required to pay an annual fee for each residential rental unit
 - For landlords obtaining a new business license, fee is due at issuance of business license
 - For landlords with current business license, fee will be billed with landlords' rental business license renewal
- Fee payable by tenants at acceptance of Rent Review application
- **All residential landlords must have a current business license**



Albany CARES

Phone: (510) 524-9283 Email: albanycares@albanyca.gov
www.albanyca.gov/rentreview

The Rent Review Ordinance is applicable to all residential rental units unless the rental unit qualifies for an exception as provided in City of Albany Municipal section Chapter 5-25.2(k)