

## **FAQ for Rent Stabilization Ordinance**

### **Q: What is a rent stabilization ordinance?**

A: A rent stabilization ordinance is a proposed local government policy aimed at controlling the increase in rental prices to protect tenants from excessive rent hikes.

### **Q: How does rent stabilization differ from rent control? How is this not rent control?**

Rent stabilization and rent control are often used interchangeably, but they have some key differences. Rent control typically imposes stricter limits on rent increases and may apply to a broader range of properties, including single-family homes. Rent stabilization tends to be more flexible and may allow for higher rent increases.

### **Q: How will a rent stabilization ordinance benefit tenants?**

A: If implemented, a rent stabilization ordinance would provide tenants with predictability and stability in their housing costs. It would help prevent sudden and drastic rent increases. It would also provide tenant protection from unjust eviction and harassment.

### **Q: How much would landlords be allowed to increase rents under the proposed rent stabilization ordinance?**

A: The proposed ordinance would specify a maximum annual percentage increase for rents, often tied to factors such as the consumer price index (CPI). At this time, the percentage has not been determined. City is pending market data analysis and gathering stakeholders feedback to draft percentage.

### **Q: What recourse would tenants have if they believe their rent has been increased unfairly under the proposed ordinance?**

A: Tenants will have avenues for recourse if they believe their rent has been increased unfairly or in violation of the proposed ordinance. The City Manager shall designate a City department to provide information and receive tenant complaints pertaining to violations of this ordinance.

### **Q: Who does rent stabilization apply to? Does my unit qualify?**

A: Rent Stabilization generally applies to multi-family dwellings built prior to February 1, 1995.

### **Q: Are there exceptions proposed to the rent stabilization rules?**

A: The proposed ordinance may include exceptions to rent stabilization rules, such as for certain types of housing or properties, to see a complete list of exemptions see the draft rent stabilization ordinance Sec. 17-02.08. Exemptions.

### **Q: What responsibilities would landlords have under the proposed rent stabilization ordinance?**

A: Landlords subject to the proposed rent stabilization ordinance would have various responsibilities, including adhering to rent increase limits, providing tenants with required notices and information, and maintaining habitable living conditions in their rental properties.

### **Q: How will Rent Stabilization Ordinance be monitored?**

A: The City Manager will designate a City department to provide information and receive tenant complaints pertaining to violation of the ordinance.