

Notice of Rent Increase With Pass-Through

(For Tenancies That Began Prior to January 1, 1999)

Only tenancies that started prior to January 1, 2015 are eligible for the 2016 AGA increase.

30-Day Notice
(If increase is 10% or less)

60-Day Notice
(If increase is above 10%)

To: _____ (Tenant(s) in possession)

Address: _____ Unit No. _____, Berkeley, CA. 947 _____

Check only one of the two boxes:

Beginning _____, 20____ your rent is increasing from:

\$ _____ / month to the 2016 rent ceiling of \$ _____ / month

\$ _____ / month to \$ _____ /month, *which is less than the 2016 rent ceiling*

Note: The 2016 AGA Order allows for adjustment of your rent ceiling by up to 1.5%

New Monthly Rent \$ _____



Optional \$6.00 Temporary Pass-Through Increase + \$ _____

Total Amount Due and payable by the above stated time period \$ _____

What is the Pass-Through Increase?

*Optional temporary \$6.00 pass-through to be applied in addition to any AGA/rent ceiling increase. Pass-through increases do not become part of the permanent rent ceiling. **The \$6.00 pass-through increase only applies to tenancies which began prior to 1/1/1999.** Landlords must submit a copy of this \$6 pass-through notice to the Rent Board.*

What is the rent ceiling?

The rent ceiling is the maximum monthly rent allowed. If the landlord is in compliance with all provisions of the Berkeley Rent Ordinance, he/she can raise the rent to the rent ceiling with proper notice. Landlords can also choose to charge less than the rent ceiling.

Date

Owner/Agent Name

Owner/Agent Signature

Landlords may not evict tenants except for good cause and with proper legal notice as provided in the Rent Stabilization Ordinance. Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2125 Milvia Street, Berkeley, CA 94704, from 9:00 a.m. to 4:45 p.m., Monday, Tuesday, Thursday and Friday and from 12:00 p.m. to 6:30 p.m. on Wednesday; telephone (510) 981-7368. Please visit our website at www.cityofberkeley.info/rent.



Look up your rent ceiling online 24/7
www.cityofberkeley.info/myrentceiling

Form provided by the Berkeley Rent Board



AGAs 2005-2016

2005: 0.9%
2006: 0.7%
2007: 2.6%
2008: 2.2%
2009: 2.7%
2010: 0.1%
2011: 0.7%
2012: 1.6%
2013: 1.7%
2014: 1.7%
2015: 2.0%
2016: 1.5%

Important Information on Rent Ceiling and AGA Increases

A landlord must be in compliance with the Ordinance and Regulations before implementing an AGA. This means:

- The property is registered; all requisite forms have been filed and there are no outstanding fees or penalties
- The rent charged is no more than the lawful rent ceiling
- The unit has no serious repair problems or outstanding housing code violations
- The landlord is in compliance with a final Hearings decision

Note: If a tenant has a fixed-term lease, unless the lease allows the increase, the landlord will have to wait until the expiration of the lease term to implement the AGA.

Instructions to Pass Through Increased Registration Fees to Tenancies Commenced Prior to 1/1/99

Pursuant to Rent Stabilization Board Resolution 15-02, after landlords have paid the 2015-2016 registration fee, they may pass through a portion of this year's fee to their tenants in the form of a \$6.00 per month rent increase for 12 consecutive months **only for tenancies that commenced prior to January 1, 1999**. The \$6.00 increase does not become part of the permanent rent ceiling for purposes of calculating next year's Annual General Adjustment. The \$6.00 rent increase allowed by Resolution 15-02 is not automatic, and landlords will only be eligible to pass it through to their tenants after they have paid the 2015-2016 Registration Fee as well as all outstanding fees and penalties and have given their tenants at least thirty (30) days' prior written notice of the increase. **If landlords have already been taking a pass-through pursuant to prior Board resolutions, additional rules may apply (for example, the sum of all pass-throughs cannot exceed \$6.00 per month at any time), and they should contact our office for further advice.** Additionally, landlords must serve notice to initiate the increase allowed by Resolution 15-02 on or before December 1, 2015, in order to receive their full pass-through. For simplicity and ease of tracking, we recommend that landlords begin taking this pass-through in January 2016 along with their Annual General Adjustment for the year. Unless subsequently extended by the Rent Board, the rent increase authorized by Resolution 15-02 must be terminated and the rent reduced by \$6.00 twelve months after it is imposed or December 31, 2016, whichever is earlier. Finally, **landlords must send a copy of the notice to pass through charges permitted by Resolution 15-02 to the Rent Board.**



We're here to help!
Call a housing counselor!
(510) 981-RENT

rent@cityofberkeley.info
Rent Stabilization Program Office
2125 Milvia St., Berkeley, CA. 94704
Hours: Mon-Fri (except Wed) 9a – 4:45p
Wed 12 – 6:30pm



Join our email lists!
Get updates on Rent Board issues that interest you!
www.cityofberkeley.info/rent/email_list