



RENT LEVELING ORDINANCE COMPARISON

	CITY COUNCIL ADOPTED ORDINANCE	PETITION REFERENDUM ORDINANCE
What rental units are subject to the ordinance?	<p><u>All rental units in a building containing 5 or more units except the following:</u></p> <ul style="list-style-type: none"> • Rental units in a building containing 4 or fewer units • Rental units that are newly constructed for a period of 30 years (as per State law) • Special housing types such as affordable housing units, college housing, group homes, boarding homes, and shelters • Rental units with a short-term rental permit issued by the City • Units which are owner occupied for not less than 6 months a year 	<p><u>All rental units except the following:</u></p> <ul style="list-style-type: none"> • Rental units in a building with 4 or more units that are newly constructed for a period of 30 years (as per State law) • Some special housing types such as affordable housing units and college housing • Rental units with a short-term rental permit issued by the City • Buildings with 2 units where one of the units is owner occupied
<p>What is the maximum annual rent increase for units subject to the ordinance?</p> <p>All rent increases must be approved by the Rent Leveling Board.</p>	3.5% or CPI, whichever is greater	4% or CPI, whichever is less
Does the ordinance permit vacancy decontrol?	Yes	No



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<p>Are other rent increases permitted?</p> <p>All rent increases must be applied for and approved by the Rent Leveling Board.</p>	<p>Permitted other types of rent increases, with Rent Leveling Board approval, include:</p> <ol style="list-style-type: none"> 1. <u>Hardship increase</u>. This addresses a financial hardship due to tax, sewer, and/or water cost increase, repairs or other financial concerns. 2. <u>Capital improvement surcharge</u>. This addresses a physical or service improvement to the unit(s). It is not a permanent rent increase but must be prorated by the useful life of the improvement. The rent increase from this surcharge may not exceed 15% of the tenants' rent. 	<p>Permitted other types of rent increases, with Rent Leveling Board approval, include:</p> <ol style="list-style-type: none"> 1. <u>Tax surcharge</u>. This addresses a tax increase. 2. <u>Water and sewerage surcharge</u>. This addresses water and sewer cost increases. 3. <u>Hardship Increase</u>. This addresses a financial hardship due to repairs or other financial concerns. 4. <u>Capital Improvement Surcharge</u>. This addresses a physical or service improvement to the unit(s). It is not a permanent rent increase but must be prorated by the useful life of the improvement. The rent increase from this surcharge may not exceed 15% of the tenants' rent.
Is there a maximum total rent increase?	20%	20%
Does the ordinance create affordable housing?	No	No
What if the ordinance needs changes? Can the Council amend it?	Yes. The ordinance can be amended by the Council just like any other ordinance.	No. Changes to the ordinance are not permitted for 3 years after adoption, except by another vote of the people.