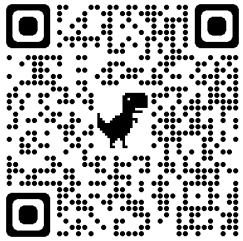


HAS YOUR LANDLORD RAISED YOUR RENT RECENTLY?

In many cases, your landlord is allowed to raise your rent, but there are state and local laws that determine how much and how often it can be raised. Depending on where you live, different laws apply.



If you think your rent increase was illegal, contact a tenant rights counselor for help.

Visit [SFADC.org/help](https://sfadc.org/help) for a list of tenants rights groups in San Francisco.

Is your unit covered by the San Francisco Rent Ordinance?

If you live in San Francisco, your unit is covered by the Rent Ordinance, unless you live in a single family home, subsidized housing, or a building built after 1979. Under rent control, your landlord can only raise the rent once per year by an amount tied to inflation (CPI - consumer price index). The Rent Board announces the annual allowable rent increase each year. For example, effective March 1, 2024 through February 28, 2025, the annual allowable rent increase is 1.7%.

Your landlord may also choose to “bank” the annual allowable rent increase, which means they do not raise your rent the year it is allowed to be imposed, but can impose one or more banked (delayed) rent increases at a future date. This is more common when a new landlord buys a building where a previous owner did not impose rent increases, but any landlord can choose to impose previously banked rent increases. You can find a list of current and past annual allowable rent increases at the San Francisco Rent Board website (<https://www.sf.gov/departments/rent-board>).



Rent Board Portal



Valid Rent Increase License with Rent Board Required

A landlord must have a current rent increase license on file with the Rent Board before any annual or banked rent increase can go into effect. Licenses are granted annually when the city's housing inventory is updated with information about the property. You can search the Rent Board Portal <https://portal.sfrb.org/> to see if your landlord is up to date with their rent increase license. If you receive a notice of rent increase that goes into effect while the landlord is unlicensed, you may file a Tenant Summary Petition with the Rent Board.

State Rent Control

Even if your unit is exempt from local rent control, you may be protected. State rent control will apply if your home was built after 1979 but is at least 15 years old. State rent control will also protect you if you live in a single-family home if the landlord is a corporate entity, or if your lease was not changed to inform you that you were exempt from the state protection. The state law limits rent increases to CPI plus 5%. The rent increase requires a written 30-day notice. If the total rent increase is more than 10%, a 90-day written notice is needed.

Please visit Tenants Together website

<https://www.tenantstogether.org/resources/rent-increases> for more resources on statewide rent control.

Tenants Together



1942.4 Code Violations and Unaddressed Repairs

Civil Code 1942.4 states a landlord may not demand rent, collect rent, issue a notice of a rent increase, or issue a three-day notice to pay rent or quit if the unit or the building has an active Notice of Violation from the Departments of Public Health or Building Inspection for over 35 days.

If you live in “affordable housing”, including Section 8 and Public Housing:

Rent control laws do not apply to affordable housing, where rents are subsidized or required to be at a certain level by the government. This includes Section 8, Public Housing, Permanent Supportive Housing, BMR (Below Market Rate) and Tax credit (LIHTC) and some other small programs. This does not mean that you do not have protections from rent increases however. In subsidized housing, your rent is linked to your income (usually set at 30% of income), so your rent should never go above that amount, unless your income or household composition changes, or unless you fail to comply with the requirements of the program (eg. annual recertification paperwork). In other affordable housing programs, rent is regulated so that there is also a limit to how much your rent can be raised. For help with rent increases in these types of programs, call the Housing Rights Committee at 415-703-8634 or Bay Area Legal Aid at 415-982-1300.

