



Renter & Landlord Information

The Albany City Council has enacted a new Rent Review Ordinance

Rent Review Ordinance – Effective November 2, 2018 - General Overview:

- Applies to most 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 increases 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 ECHO Housing (Rent Review Program Administrator) 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
 - Landlords have until January 31, 2019 to register and pay the per unit fee to comply with the ordinance
- Fee payable by tenants at acceptance of Rent Review application

As a reminder, all residential landlords must have a current business license

For more information, please go to www.albanyca.org/rentreview



City of Albany
Neighborhood Services
Phone: (510) 528-5710
Email: CityHall@albanyca.org
www.albanyca.org/rentreview

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)