

LEGISLATIVE DIGEST

[Emergency Ordinance - Administrative Code - Rent Increases During COVID-19 Pandemic]

Reenactment of emergency ordinance (Ordinance No. 68-20, reenacted by Ordinance No. 114-20) to temporarily prohibit rent increases that would otherwise be permitted under the Administrative Code, due to the COVID-19 pandemic.

Existing Law

Section 37.3(a) of the Residential Rent Stabilization and Arbitration Ordinance regulates how landlords of rent-controlled properties can raise rents on existing tenants. On April 24, 2020, the Board of Supervisors enacted Ordinance No. 68-20, an emergency ordinance, to suspend a landlord's right to raise rents on existing tenants under Section 37.3(a). Because Ordinance No. 68-20 was an emergency ordinance, it went into effect immediately, and was set to expire on the 61st day after enactment. However, the Board of Supervisors adopted Ordinance No. 114-20 and reenacted the emergency ordinance for another 60 days.

Amendments to Current Law

The ordinance would reenact Ordinance No. 68-20 again, so that the temporary suspension of rent increases would last for an additional 60 days beyond the current expiration date. On the 61st day, the suspension would expire, unless it is reenacted again.

Background Information

The reenactment is necessary to address the COVID-19 emergency. The ordinance is not intended to affect a landlord's rights under state law to increase the rent.

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