

LEGISLATIVE DIGEST

[Administrative Code - Housing Inventory]

Ordinance amending the Administrative Code to require owners of residential dwelling units to report certain information to the Rent Board; to authorize the Rent Board to issue a license to owners who report the information; to require that an owner have a license to impose certain types of rent increases; and to impose a surcharge on top of the existing Rent Board fee to cover the Rent Board's associated costs.

Existing Law

The Rent Board administers the City's Rent Ordinance, which appears at Chapter 37 of the Administrative Code. Its duties related to administering Chapter 37 are paid for through the Rent Board fee. The City collects the fee from landlords but landlords have the option to pass on a portion of the fee to their tenants. The Rent Board does not have an inventory of all the units that are subject to Chapter 37.

Chapter 37 allows landlords to impose annual rent increases based on inflation, and to bank annual increases not imposed in prior years. A landlord does not need permission from the Rent Board to impose an annual or banked rent increase.

Amendments to Current Law

The ordinance would require the Rent Board to maintain an inventory of all housing units subject to Chapter 37. Each owner of a housing unit would be required to provide the Rent Board certain information about each of their units (e.g., business contact information of owner or property manager, unit address, approximate size, approximate rent, housing services included in the rent, whether unit occupied or vacant, date occupancy/vacancy commenced). Owners would need to report this information to the Rent Board by July 1 of each year, starting July 1, 2022. In addition, the ordinance would require landlords to have a license to impose the annual or banked rent increase. If a landlord reported the required information to the Rent Board, they would receive the license to impose the annual or banked increase. But if a landlord did not meet their reporting obligation, the license would be suspended until the landlord updated their information with the Rent Board. The Rent Board's costs to create and maintain the inventory would be passed on to landlords and tenants via a surcharge on top of the existing Rent Board fee.

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