

The City does not have a general rent control policy. However, the City does regulate rent increases and impose caps in particular circumstances. In addition, the State of California recently enacted new tenant protections restricting rent increases and evictions (AB 1482), described below.

Prohibition on Price Gouging during and following a Declared Emergency

The City prohibits any person or entity, following a state or locally-declared emergency and throughout the emergency declaration period, from increasing the rent charged to an existing or prospective tenant of a residential dwelling by more than ten percent (10%) and from adjusting the cost of goods or services offered to the tenant, such as gardening and utilities. These prohibitions apply to all types of rental housing, including spaces rented in a mobile home park or campground. (See V.M.C. §7.300.020(A).)

The City also prohibits a person or entity, during the emergency declaration period, from increasing by more than ten percent the rates charged to rent or lease a hotel or motel room, or other short-term or long-term rental, as measured against the regular advertised rates charged immediately before the proclamation of emergency. Nevertheless, rates may be increased if the property owner can prove the adjustment was part of a regularly scheduled seasonal adjustment or previously contracted. (See V.M.C. §7.300.020(B).)

Prohibition on Rent Increases for Tenants Displaced from Substandard Housing

Owners of substandard buildings are prohibited from increasing the rent charged to a tenant after the building has been rehabilitated and within the first six months of a tenant's exercise of its move-back option. If the displaced tenants are relocated to a substitute dwelling, their rent may not be increased until one hundred eighty days following completion of any repairs on the vacated unit. If the vacated unit has been demolished, the one hundred and eighty day period begins to run from the date the tenant moves into the replacement unit. (See V.M.C. § 1.10.130.)

Local Rent Control for Mobile Home Parks

In 2017, the City established rent control for mobile home parks located in its jurisdiction. Under the City's ordinance, a park owner is limited to one cost-of-living adjustment per year and the park owner must be in full compliance with all building, health and safety, and City requirements. The park owner may still pass on the cost of capital improvements, but only on a temporary basis until the cost of the improvement has been recouped. Should a park owner wish to impose an additional increase, they must first file a petition with the City Clerk, notify the tenants, and meet with them to discuss the proposal. Following the meeting, if the tenants object to the increase, they may request a review of the increase before a hearing officer by filing a petition with the City Clerk. (See V.M.C. Chapter 5.64.)

AB 1482: Tenant Protection Act of 2019

Effective January 1, 2020, a new state law prohibits the owners of residential property, over the course of any twelve-month period, from increasing the rent of a residential dwelling or unit by more than 5% plus CPI, or 10%, whichever is lower, of the lowest gross rental rate charged for the immediately preceding 12 months. This regulation applies to all types of housing, with some limited exceptions. These include:

- housing subject to an affordable housing covenant;
- school dormitories;
- housing that was issued a certificate of occupancy within the previous 15 years; and
- single-family dwellings **not** owned by an investment trust, corporation, or limited liability company and provided that the tenants were provided written notice that the property is exempt from the rent limits imposed by Section 1947.12 of the Civil Code.