

NOTIFICATION OF SAN JOSE RENT CONTROL ORDINANCE
For use with RENT-CONTROLLED UNITS located in San Jose

TO: ResidentU1a & ResidentU1b
All Residents (tenants and subtenants) in possession (full name) and all others in possession

of the premises located at:

123 Anystreet, Unit# (if applicable) U1
(Street Address)
San Jose, CA 91234
(Zip)

You are hereby notified that the above-referenced rental unit is subject to Chapter 23 of Title 17 of the San Jose Municipal Code, also known as the San Jose Rent Control Ordinance, which regulates the allowable rent increases for this rental unit.

As required by San Jose City Ordinance, a copy of the City of San Jose's *Rental Rights and Referrals* fact sheet is enclosed.

Date

Owner/Agent

PropOwn/Agent Name



RENTAL RIGHTS AND REFERRALS

TENANTS AND LANDLORDS HAVE RIGHTS AND RESPONSIBILITIES

THE CITY OF SAN JOSE is committed to protecting the rights of tenants and landlords, and providing education and information to improve their relationships. In the case of a rental dispute between a landlord and tenant, knowing the law, having access to resources, and exploring options can minimize conflict.

1 KNOW THE LAW REGARDING RENT INCREASES

The City of San José Housing Code includes a rental dispute mediation and arbitration ordinance that does not allow:

- a rent increase of more than 8% one time per year, OR
- more than 21% when the last rent increase was more than 24 months ago

Exceptions are possible if tenants do not object to such increases and in cases where landlords have made certain improvements or upgrades that can be documented via bills and receipts.

The Rental Dispute Mediation and Arbitration Ordinance applies to:

- a triplex, four-plex, or larger complex built before September 7, 1979

Rent control **does not** apply to:

- condominiums, duplexes, townhomes or single-family residential units
- units with rent that is fully or partially paid for by a federal subsidy
- units built after September 7, 1979.

2 TENANTS RIGHTS

If a tenant lives in a unit covered by the Rental Dispute Mediation and Arbitration Ordinance and feels that the rent has been unfairly increased or rights have otherwise been violated, tenants can file a petition to challenge the rent increase with the Rental Rights and Referrals Program. Tenants have at least 10 days (with some exceptions) after receiving written notice of a rent increase to file the petition. For more information call 408.975.4480.

Additional reasons to file a petition:

- a reduction in services in the last twelve months without a corresponding reduction in rent (this is considered a type of rent increase)
- health and safety violations, as documented by the City of San José Code Enforcement
- following a "No Cause" eviction, initial rent to the new tenant may not be raised more than the amount allowed under the Rental Dispute Mediation and Arbitration Ordinance

3 A FAIR AND EFFECTIVE REMEDY . . . MEDIATION

Mediation is one of the best alternatives for resolving differences in a fair and equitable way. The City of San José provides mediation services to assist tenants and landlords with the negotiation process.

For more information call 408.975.4480 or visit our website at www.sjhousing.org

Building Relationships in Rental Communities

REFERRALS AND RESOURCES

Health and safety concerns, contact:

Code Enforcement, City of San José
170 West San Carlos Street
San José, CA 95113
408.277.4528
www.sanjoseca.gov/codeenforcement

Miscellaneous rental questions concerning leases, security deposits, evictions, 3-day or "No Cause" notices, unfair housing practices, contact:

Bay Area Legal Aid (San José)
2 West Santa Clara Street
San José, CA 95112
408.283.3700
www.baylegal.org

Asian Law Alliance
184 Jackson Street
San José, CA 95113
408.287.9710
www.asianlawalliance.org

Legal Aid Society, Housing Project
480 North First Street
San José, CA 95113
408.283.1540
www.legalaidsociety.org

Mediation services or negotiating assistance contact:

Rental Rights & Referrals Program
200 East Santa Clara Street
San José, CA 95113
408.975.4480
www.sjhousing.org

Project Sentinel
1055 Sunnyvale-Saratoga Rd #3
Sunnyvale, CA 94087
(888) 331-3332
www.housing.org

Fair Housing Law Project of the Law
Foundation of Silicon Valley
111 West St. John Street, Suite 315
San José, CA 95113
408.293.4790
www.lawfoundation.org

Tri-County Apartment Association
20863 Stevens Creek Blvd, #250
Cupertino, CA 95014
408.873.1599
www.tcaa.org

Small Claims Court
14205 Capri Drive
Los Gatos, CA 95032
408.370.4440
www.scservice.org

Senior Adults Legal Assistance (SALA)
Central County Office
160 East Virginia Street, Suite 260
San José, CA 95112
408.295.8770
www.sala.org

Housing Authority
505 West Julian Street
San José, CA 95110
408.275.8770
www.hacsc.org

Santa Clara County Bar Association
Lawyer Referral Service
4 North Second Street, Suite 400
San José, CA 95113
408.287.2557
www.sccba.org

Other assistance contact:

Housing Service Partnership
2112 South Monterey Road
San José, CA 95112
408.271.0238