



HAYWARD

NOTICE REGARDING VACANCY DECONTROL MORATORIUM **Residential Rent Stabilization Ordinance**

On May 29, 2018 the City Council adopted an emergency ordinance enacting an 18-month moratorium on the decontrol of rental units. This means that the City **will not** accept vacancy decontrol applications until the end of the moratorium **except** in cases where prior to the enactment of the ordinance: 1) the unit was voluntarily vacated, and 2) the landlord has started improvements to the unit meeting or exceeding the current improvement value:

- \$1,566.43 for one or less bedrooms, or
- \$2,349.65 for two bedrooms, or
- \$3,132.86 for three or more bedrooms.

Section 8 (f) of the Residential Rent Stabilization Ordinance lists the kinds of improvements.

Steps to Complete a Decontrol Application Initiated Prior to the Enactment of the Ordinance

Step 1: Landlord provides documentation to Rent Review Program to confirm compliance with the moratorium including:

- a. Documentation that the unit has been voluntarily vacated such as a copy of a tenant's Notice of Intent to Vacate or a declaration under penalty of perjury by the landlord that the unit was voluntarily vacated; and
- b. Documentation, such as permits, contracts or receipts, that repairs to the unit have been initiated that meet or exceed current improvement value threshold.

Documentation can be mailed, e-mailed, or delivered to:

Rent Review Office
Hayward City Hall
777 B Street, 2nd Floor
Hayward, CA 94541
(510) 583-4454.
Yolanda.cruz@hayward-ca.gov

Step 2: Rent Review program provides the landlord with a decontrol form. This form will be required to pay inspection fees and schedule an inspection.

Step 3: Landlord pays \$700 inspection fee with Revenue Services. Revenue Services will stamp decontrol form as paid.

Step 4: Landlord schedules inspection with Code Enforcement, at 777 B Street, 1st Floor, Hayward, CA 94541 or (510) 583-4143.

Step 5: Code Enforcement inspects the unit for code compliance. All violations must be remedied. Once the unit passes inspection, Code Enforcement will sign decontrol form.

Step 6: Landlord leases unit to new tenant. Per the Residential Rent Stabilization Ordinance, new tenant must be provided with the following

- a. A copy of the current Residential Rent Stabilization Ordinance;
- b. A written statement that the unit was voluntarily vacated;
- c. A written statement of the disposition of the security deposit;
- d. A written explanation of the type(s) of improvement(s) performed to the unit and the value of such improvement(s); and
- e. A written statement that the unit is still covered by Section 18 (Fees), and Section 19 (Eviction for Cause).

Step 7: Landlord completes the decontrol form and returns completed application to Rent Review Office within 30-days of re-renting the unit.

Step 8: Rent Review Office receives application and provides signed and stamped copy to landlord.