



# RESIDENTIAL RENT REVIEW PROGRAM

## Community Outreach Meeting 2018

# City of Concord Residential Rent Review Program Administrator and Staff

The City's program administrator is:

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# Purpose of the Residential Rent Review Program

**The purpose of the Residential Rent Review Program is:**

- ▶ To protect tenants from unreasonable rent increases in order to encourage community stability, avoid displacement and protect the health, safety and welfare of the residents of Concord;
- ▶ To permit landlords a fair and reasonable return on their property.

# Residential Rent Review Program Elements

- ▶ Applies to properties in which 3 or more units are being used as rental housing;
- ▶ Limited to tenants who have received rent increases over 10% in a 12 month period;
- ▶ Non-binding

# Residential Rent Review Program Elements (Cont'd)

- ▶ 3 steps:
  1. Conciliation: with ECHO Housing
  2. (If no resolution in Step 1) Mediation: with ECHO Housing
  3. (If no resolution in Step 1 or 2) Arbitration (public hearing): through the City's Residential Rent Review Panel
  
- ▶ To begin the Rent Review Process, eligible tenants need to contact ECHO Housing in writing within 15 calendar days of the date of the rental increase notice

# Rent Review Panel

**Rent Review Panel is made up of the following representatives:**

- ▶ One landlord representative
- ▶ One tenant representative
- ▶ One neutral third party

**Panel meets when there is a Rent Review case that has made it to the 3<sup>rd</sup> and final step of Arbitration or the public hearing.**

## Step 3– Nonbinding Arbitration (Public Hearing) Purpose

The purpose of the hearing is to allow the panel to:

- ▶ Examine witnesses;
- ▶ Review documents in the record;
- ▶ Review facts as presented by the tenant and landlord;
- ▶ Evaluate the reasonableness of the rent increase;
- ▶ Make a recommendation to resolve the rent increase dispute;
- ▶ The determination of the Panel shall be advisory to the parties and shall not be binding.

# Responsibility of Landlord in Residential Rent Review Program

- ▶ Landlord must provide:
  - 30 days notice prior to a rent increase of 10% or less;
  - 60 days notice prior to a rent increase of more than 10%;
- ▶ Failure of a landlord to participate in the rent review process shall void the notice of rent increase.
- ▶ Landlord must provide a copy of the Notice of Availability of Rent Review at the same time as any rent increase notice.
  - ▶ No Notice of Rent Review = No Rent Increase!
- ▶ It is illegal for a landlord to retaliate against a tenant for lawfully and peaceably exercising his or her legal rights.



# Questions?

