

RENT ORDINANCE REGULATION 23-03
IMPLEMENTING REGULATIONS CONCERNING
CONDITIONS FOR TAKING ANNUAL GENERAL ADJUSTMENTS

Whereas, on September 17, 2019, the City Council of the City of Alameda adopted Ordinance 3250 (beginning at Section 6-58.10, Alameda Municipal Code), restating and revising previous Ordinances concerning rent control, limitations on evictions and relocation payments to certain tenants, as amended from time to time; and

Whereas, Section 6-58.65 provides that a Landlord may increase Rent by the Annual General Adjustment if certain requirements are met, including that the Landlord has complied with provisions of the Rent Ordinance and with any other applicable resolutions, policies, and regulations concerning the Rent Ordinance; and

Whereas, Section 6-58.155, Alameda Municipal Code (all further section references are to the Alameda Municipal Code unless stated otherwise) provides the Program Administrator has the authority to promulgate regulations to implement the requirements and fulfill the purposes of Ordinance 3250, as amended.

Now, therefore, the following Regulation is adopted to implement provisions of Ordinance 3250, as amended, concerning conditions for taking annual general adjustments.

Section 1. Capitalized terms in this Regulation have the same meaning as capitalized terms in Ordinance 3250.

Section 2. A Landlord that with respect to one Rental Unit on the property is out of compliance with any of the provisions of the Rent Ordinance, or with any of the resolutions, policies or regulations concerning the Rent Ordinance, shall not notice or impose an Annual General Adjustment nor pass through any fees or costs otherwise allowed under the Rent Ordinance or Council Resolutions for that Rental Unit nor any other Rental Unit on the property until the requirements of the Rent Ordinance, or the resolutions, policies, or regulations concerning the Rent Ordinance, have been satisfied.

Section 3. If a Landlord has noticed or imposed a Rent Increase or passed through any fees or costs, the Landlord must (a) rescind the Annual General Adjustment and, as determined by the Program Administrator, reimburse or provide a Rent credit to the Tenant for any Rent the Tenant has paid that included the Annual General Adjustment and (b) as determined by the Program Administrator, reimburse or provide a rent credit to the Tenant for any pass through of fees or costs the Tenant paid.

First Adopted: June 28, 2023
Revised: March 11, 2025



Bill Chapin
Rent Program Administrator