



ALLOWABLE RENT INCREASES

SECURITY DEPOSIT INTEREST

Table with 2 columns: Effective Period, Amount of Increase. Lists rent increase percentages from 1982 to 2016.

Table with 2 columns: Effective Period, Amount of Interest. Lists security deposit interest rates from 1983 to 2016.

RENT BOARD FEES THAT CAN BE BANKED

Table with 3 columns: Tax Year, Tenant's Amount\*, Landlord's Amount\*\*. Lists rent board fees from 1999-2016.

\* Only one of these two increases may be imposed.

CAPITAL IMPROVEMENT UNCOMPENSATED LABOR RATES

Table with 2 columns: USE RATE IN EFFECT AT TIME WORK COMMENCED, Rate. Lists labor rates for various periods from 2008 to 2016.

\* A landlord may recover this amount from tenant(s) in occupancy on Nov. 1, except that residential hotel tenants owe only one-half this amount. \*\*A landlord owes one-half this amount for residential hotel units.

CAPITAL IMPROVEMENT INTEREST RATES – MARCH 1, 2015 THROUGH FEBRUARY 29, 2016

USE THE RATE IN EFFECT AT THE TIME THE PETITION IS FILED.

Table with 2 columns: Interest Rate, Factor. Lists interest rates and factors for 7, 10, 15, and 20 year amortized improvements.



Relocation Payments for Evictions based on Owner/Relative Move-in OR Demolition/Permanent Removal of Unit from Housing Use OR Temporary Capital Improvement Work OR Substantial Rehabilitation\*

[Rent Ordinance Section 37.9C]

Table with 4 columns: Date of Service of Notice of Termination of Tenancy ("Eviction Notice"), Relocation Amount Due Per Tenant, Maximum Relocation Amount Due Per Unit, and PLUS Additional Amount Due for Each Elderly (60 years or older) or Disabled Tenant or Household with Minor Child(ren). Rows show periods 3/01/14 - 2/28/15 and 3/01/15 - 2/29/16 with corresponding amounts.

\* See Ordinance Section 37.9C for additional relocation requirements for evictions under 37.9(a)(8) (owner/relative move-in), 37.9(a)(10) (demolition/permanent removal from housing use), 37.9(a)(11) (temporary eviction for capital improvement work) and 37.9(a)(12) (substantial rehabilitation). Effective 1/1/13, the amount of relocation payments for temporary capital improvement evictions under 37.9(a)(11) for less than 20 days is governed by California Civil Code Section 1947.9 and not by Rent Ordinance Section 37.9C.

Relocation Payments for Tenants Evicted Under the Ellis Act\*

[Rent Ordinance Section 37.9A]

Table with 4 columns: Date of Service of Notice of Termination of Tenancy ("Eviction Notice"), Relocation Amount Due Per Tenant, Maximum Relocation Amount Due Per Unit, and PLUS Additional Amount Due for Each Elderly (62 years or older) or Disabled Tenant. Rows show periods 3/01/14 - 2/28/15 and 3/01/15 - 2/29/16 with corresponding amounts.

\* See Ordinance Section 37.9A for additional relocation requirements for evictions under 37.9(a)(13) (Ellis Act).

NOTE: Effective June 14, 2015, Rent Ordinance Section 37.9A was amended to require a landlord to pay the greater of the relocation payment amount listed above or the "Rental Payment Differential" defined as "an amount equal to the difference between the unit's monthly rental rate at the time the landlord files the notice of intent to withdraw rental units with the Board, and the monthly market rental rate for a unit in San Francisco as determined by the Controller's Office," multiplied to cover a two-year period, and divided equally by the number of tenants in the unit. (See Ordinance Subsections 37.9A(e)(3)(E)(ii) and (iii).) It is the City's position that this amendment is covered by the previous injunction issued by the Court in Levin v. CCSF (United States District Court Case No. 3:14-ev-03352-CRB), and therefore the City is not enforcing the amended ordinance until permitted to do so by the Court. The City has appealed the District Court's order to the Ninth Circuit Court of Appeals. For more specific information about the amended Ordinance, see the "What's New" section on the Rent Board's website at www.sfrb.org.

Relocation Payments for Temporary Displacement for Less Than 20 Days

[Civil Code Section 1947.9]

Table with 2 columns: Date of Service of Notice of Termination of Tenancy ("Eviction Notice") and Relocation Amount Due Per Tenant Household. Rows show periods 5/18/14 - 2/28/15 and 3/01/15 - 2/29/16 with corresponding daily rates plus actual moving expenses.

\* See California Civil Code Section 1947.9(a)(2) which provides that the landlord shall have the option to provide a comparable dwelling unit and pay any actual moving expenses in lieu of paying the daily compensation rate.