

Allowable Annual Rent Increase

The Oakland Rent Adjustment Ordinance (O.M.C. 8.22.070) and Rent Adjustment Program Regulations provide a framework for rent increases in covered rental units. The following is a summary only. For complete information, please consult the Ordinance and Regulations.

Tenants can be given only one rent increase in any 12-month period and the increase cannot take effect earlier than the tenant's anniversary date (at least one year from the tenant's move-in date or from the last prior rent increase). California law requires that tenants be provided with written advance notice of a rent increase of 30 days (for increases 10% or less) or 60 days (for increases greater than 10%) before the effective date of the increase. The Oakland Rent Adjustment Ordinance also has noticing requirements for giving a rent increase.

The Ordinance allows an Allowable Annual Rent Increase based on the regional Consumer Price Index ("CPI"). The CPI rate takes effect on each July 1 at the start of the fiscal year, and remains in effect for rent increases given through June 30 of the following calendar year. Although standard annual increases are limited to the CPI rate, a landlord may be entitled to claim a higher amount based on certain "justifications" provided by the Ordinance and Regulations. One justification is "banking" prior years' allowable rates and imposing those increases at a later year, subject to limitations. If a landlord has "banked" prior year increases, a CPI-based increase in any single year cannot exceed 3X the current year's CPI.

The annual CPI rate for rent increases effective July 1, 2016 through June 30, 2017, is 2.0%. The rate cannot be applied to rent increases that take effect earlier than July 1, 2016.

- **July 1, 2016: 2.0%**
- July 1, 2015: 1.7%
- July 1, 2014: 1.9%
- July 1, 2013: 2.1%
- July 1, 2012: 3.0%
- July 1, 2011: 2.0%
- July 1, 2010: 2.7%
- July 1, 2009: 0.7%
- July 1, 2008: 3.2%
- July 1, 2007: 3.3%
- May 1, 2006: 3.3%
- May 1, 2005: 1.9%
- May 1, 2004: 0.7%
- May 1, 2003: 3.6%
- July 1, 2002: 0.6%
- March 1, 1995 - June 30, 2002: 3% per year