



Apartment Rent Ordinance (ARO)

San Jose has rent control which applies to multi-unit rental buildings throughout the city that were built prior to 1979.

5% Annual Rent Increase Cap

Every 12 months a San Jose Landlord may increase the rent by up to 5%. There are some situations where a landlord will be allowed an increase of greater than 5%, based upon criteria spelled out in the ARO concerning specific capital improvements. Also, Landlords are required to pay fees and to file petitions with the City's Rental Housing Board.

If a rental unit is in violation of the implied warranty of habitability, the rent increase would not be allowed.

- There is a process for challenging a rent increase of greater than 5%.
- If a tenant challenges an increase under the ARO, the landlord may not retaliate by terminating the tenancy.

Tenant Protection Ordinance (TPO)

This San Jose ordinance requires a landlord to provide **just cause** for terminating a tenancy. This applies to rentals subject to the ARO controls and also to rented rooms, unpermitted units like converted garage spaces, and all multi-unit rental properties (no matter when they were built). The ordinance does describe several allowed 'just causes'.

Relocation Assistance

In situations where the landlord *is allowed* to terminate the tenancy for reasons unrelated to the tenant, the landlord may be required to provide some relocation assistance to the affected tenant.

Free Workshops

Project Sentinel is providing a series of workshops to insure both tenants and landlords understand the new rules, understand the petition process, and how to get questions answered when they arise.

- You can ask to be on our mailing list to receive reminders of workshops scheduled.
- You can request a workshop presentation at your location.

Contact Us

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