

RIGHT TO LEASE OFFER

Landlord must Offer a Lease with a Minimum Term of One Year to:

- 1 Prospective Tenants
- 2 Current tenants whose rents the landlords wishes to increase

The first time a Right to Lease is offered under the new ordinance, the tenant has 14 days of being served to accept the lease or request relocation (if applicable) or else the offer is deemed rejected.

DECISION

Tenants can choose to accept or reject the offer.



ACCEPTANCE

Tenant and Landlord enter into a one year lease.



RENEWAL

90 days prior to expiration, Landlord must make offer to renew for another year



- Tenant has 60 days to accept.
- Tenant can seek Relocation if rent increase is over 7% in a twelve-month period.



REJECTION

- If Rejected, Landlord and Tenant can enter or continue Month-to-Month or other type of lease.
- Tenant can seek Relocation before accepting or rejecting a lease if a proposed rent increase is over 7% in a twelve-month period.



RENEWAL

Landlord must offer a minimum of one year lease to the same tenant upon the notice of the first rent increase after the first year anniversary of the rejection (offers and renewal offers).

Failure to offer a Right to Lease renewal shall render future rent increases null and void.

EXEMPTIONS

- Rental units located on a parcel containing four (4) or fewer dwelling units;
- Accessory Dwelling Units
- Single Family Houses
- Condos and Townhouses
- Rooms or accommodations in hotels, etc. which are rented for a period of less than 30 days;
- Section 8 housing and/or other government subsidized units;
- Other limited circumstances.