

MAXIMUM ALLOWABLE RENT (MAR) CALCULATOR

DISCLAIMER: This resource applies to rent-controlled units only. Information has not been verified by City staff.
 Questions? Please call (510) 234-RENT (7368).

STEP 1: ENTER THE BASE RENT		
The Base Rent is the rent in effect as of July 21, 2015, or the first rent charged for Tenants that moved in after July 21, 2015.		
LINE 1	Enter the Base Rent :	
STEP 2: CALCULATE THE MAXIMUM ALLOWABLE RENT		
The Annual General Adjustment is equal to 100% of the Consumer Price Index and is adopted annually by the Rent Board. In order to be eligible to apply the Annual General Adjustment rent increase for a given year, the Tenant must have resided in the unit prior to September 1 of the prior year.		
LINE 2	If the Tenant moved into the Rental Unit prior to September 1, 2015, multiply the amount in Line 1 by 0.03 (Line 1 x 0.03): <i>(if the tenancy began on or after September 1, 2015, enter "0")</i>	
LINE 3	Add the amounts in Lines 1 and 2 (Line 1 + Line 2):	
LINE 4	If the Tenant moved into the Rental Unit prior to September 1, 2016, multiply the amount in Line 3 by 0.034 (Line 3 x 0.034): <i>(if the tenancy began on or after September 1, 2016, enter "0")</i>	
LINE 5	Add the amounts in Lines 3 and 4 (Line 3 + Line 4):	
LINE 6	If the Tenant moved into the Rental Unit prior to September 1, 2017, multiply the amount in Line 5 by 0.036 (Line 5 x 0.036): <i>(if the tenancy began on or after September 1, 2017, enter "0")</i>	
LINE 7	Add the amounts in Lines 5 and 6 (Line 5 + Line 6): <i>This number represents the Maximum Allowable Rent</i>	
STEP 3: DETERMINE THE RENT INCREASE AMOUNT		
Whether or not a Landlord chooses to apply the Annual General Adjustment rent increase in a given year does NOT change the Maximum Allowable Rent. Landlords may recover deferred Annual General Adjustment rent increases at a later date in accordance with Rent Board Regulation 602.		
LINE 8	Enter the Tenant's current monthly rent:	
LINE 9	Enter the new rent to be charged: NOT TO EXCEED LINE 7	
STEP 4: CHECK FOR COMPLIANCE WITH RENT BOARD "BANKING" REGULATION		
In general, Landlords may decide how much of a rent increase they wish to impose at any one time (so long as the resulting rent level does not exceed the Maximum Allowable Rent); however, the percentage rent increase cannot exceed the current year's Annual General Adjustment rent increase plus up to five percent (5%) of any deferred rent increases.		
LINE 10	Enter the new rent to be charged: (copy the number entered in Line 9)	
LINE 11	Enter the Tenant's current monthly rent: (copy the number entered in Line 8)	
LINE 12	Subtract the amount in Line 11 from Line 10 (Line 10 - Line 11):	
LINE 13	Divide the amount in Line 12 by Line 11 (Line 12 ÷ Line 11):	
LINE 14	Multiply the amount in Line 13 by 100 (Line 13 x 100): <i>This number represents the percent by which rent will be increased.</i>	