



BERKELEY RENT BOARD

Measure MM

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April 14, 2021

AGENDA

- Basic provisions of Measure MM
- Registration requirements & exemptions
- Rent Board services
- Measure MM materials
- Q & A
- Next steps

BACKGROUND

- Rent Ordinance Amendments recommended by elected Rent Board on May 21, 2020
- Amendments placed on ballot by Berkeley City Council on July 30, 2020
- Passed by Berkeley voters on November 3, 2020
- Implemented in winter & spring 2021

BASIC PROVISIONS OF MEASURE MM

- Newly required registration for some units:
 - rented single family homes
 - rented condominiums
 - newly constructed rental units
- Measure MM units: tenants have good cause for eviction protections and receive annual security deposit interest
- Eviction Moratorium during proclaimed emergency
- ADU Clarification

REGISTRATION EXEMPTIONS

- Single family homes rented for up to two years
- Landlord owns only one residential unit in Berkeley
 - lived in the unit as their primary residence for at least 365 consecutive days immediately prior to rental

AND

- Will reoccupy the unit as their primary residence when the rental agreement terminates
- Lease must specify that the tenancy will not exceed 24 months

EXEMPT UNITS NOT AFFECTED BY MM

- Section 8
- Shelter Plus Care
- ADU
- Rent-Free
- Vacant/Not Available for Rent
- Owner-Occupied
- Owner Use

REGISTRATION REQUIREMENTS

- Landlords must register their Measure MM units by April 15, 2021; no payment in FY 20-21
- Newly rented units must be registered within 60 days
- Two-phase initial Measure MM registration process

FEES & PENALTIES

- Registration fee will be determined by elected Board in early May
 - Fully covered units
 - Measure MM units
- Registration billing statements sent out last week of May
- First fee will be due by Thursday, July 1, 2021
- Penalties for late payment

RENT BOARD SERVICES FOR MM UNITS

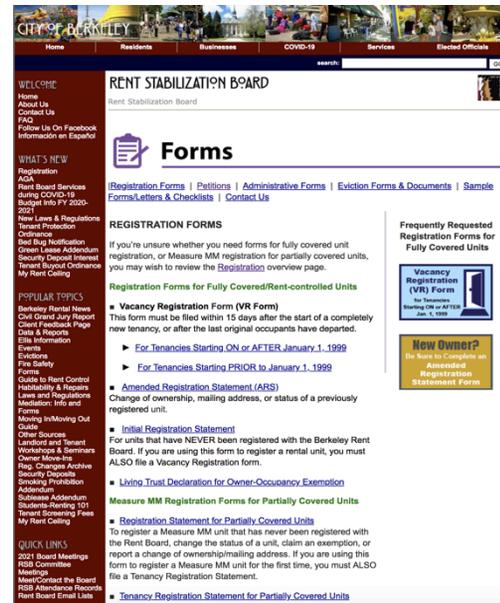
- Registration of Measure MM units
- Counseling for Measure MM tenants & landlords
 - COVID-19 emergency response laws
 - State anti-gouging protections, Berkeley Tenant Protection Ordinance, Relocation Ordinance, Fair Chance Ordinance
- Mediation for Measure MM tenants and landlords

MEASURE MM RESOURCES

- Measure MM webpage
- Fact sheet
- User guide for online registration

NEXT STEPS

- Be sure your property is properly registered
- Register and pay fees by July 1, 2021
- Find required forms online



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510-981-7368 (RENT)
rent@cityofberkeley.info

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QUESTIONS?



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