



LANDLORD NEWSLETTER

OCTOBER 2024
ISSUE NO 4

Thinking About Raising Rent? Here's What to Know!

Landlords may raise the rent in accordance with the California Tenant Protection Act of 2019 (AB 1482) and the Housing Assistance Payment contract. Keep these tips in mind:

1. Rent increases can only happen at the end of a lease term, unless otherwise stated in the lease.
2. If your tenant receives rental assistance, give them a 60-day notice of the increase before the increase is effective, and send a copy to CDC right away.

While the California Tenant Protection Act of 2019 (AB1482) isn't a CDC regulation, it is a state law that applies to most rental properties in California. Here's a quick rundown:

1. For Mendocino County, rent increases are capped at 8.8% between 08/01/2024 and 07/31/2025.
2. You can't raise the rent more than twice in a 12-month period.
3. Some rentals are exempt from AB 1482 - check the law or with your legal counsel for details!



Utility Changes and Your Rental Agreement

If you change the utility responsibilities, a Lease/Rental Agreement and Housing Assistance Payment (HAP) contract modification is required. Be sure to provide your tenant with a sixty-day notice and send a copy to CDC. Utility changes can impact the tenant's rent portion and CDC's payment.

CDC is Updating our Payment Standards!

CDC is pleased to announce that payment standards will be increasing this upcoming year! The updated payment standards effective January 1, 2025, will be as follows:

- 0 Bedroom \$1290
- 1 Bedroom \$1342
- 2 Bedroom \$1761
- 3 Bedroom \$2427
- 4 Bedroom \$2927
- 5 Bedroom \$3234

For information regarding payment standards on larger units please call or email Danielle.

Let's Get Ready for Winter!

After enjoying a fantastic summer with great weather, now's the perfect time to do a walkthrough of your property before winter arrives. A quick inspection can help ensure the safety of your tenants and the integrity of your units. It's always better to catch potential issues before they become a bigger problem!

- Inspect the trees and trim any large tree branches close to the unit.
- Inspect for hidden leaks, especially under sinks!
- Ensure gutters are clear so there is good water flow.
- Check the condition of doors, window seals, and appliances.

During seasonal changes, remember to:

- Replace batteries in all smoke detectors.
- Verify the smoke detectors are functioning correctly.

Got Questions? We've Got Answers!

Have a topic you'd like covered in our next newsletter? We'd love to hear from you! Email our Landlord Liaison, Danielle.

DANIELLE WILFONG

Landlord Liaison

(707) 463-5462 ext. 102

wilfongd@cdchousing.org

MIKE BERG

Inspector

(707) 463-5462 ext. 105

bergm@cdchousing.org