

Rent Stabilization Fee Benchmarking Research

When Council adopted the rent review fee in 2019, staff provided benchmarking research comparing the fees assessed by other cities with similar ordinances. The original research used fees from FY 18-19. Below is a table updating that research, demonstrating that, on average, fees increased about 30%.

City	FY 18-19 Fee	FY 22-23 Fee	Increase	Updates & Applicability
Richmond	\$207 for Fully Covered Rental Units	\$226 for Fully Covered Rental Units	9%	Tiered fee based on type of unit
	\$100 for Partially Covered Rental Units (e.g., single-family homes, condominiums, and new construction)	\$127 for Partially Covered Rental Units	27%	
	\$50 for Governmentally Subsidized Rental Units	\$127 for Governmentally Subsidized Rental Units	154%	
Berkeley	\$250 per unit	\$250 per Fully Covered Unit	0%	New fees were added in 2020, creating fees for units partially covered by the Rent Ordinance and affordable units managed by a non-profit
		150 per Partially Covered Unit	New	
		\$37 per affordable units	New	
Oakland	\$68 per unit	\$101 per unit	49%	All units subject to the City's Rent Adjustment Program
Fremont	\$24 per unit	\$12 per unit	-50%	Residential landlords who have five or more residential rental units