



City of Union City Rent Review Ordinance

Instructions: This is a notice that a landlord may use to provide a tenant with a Notice of Availability of Rent Review as required by Chapter 5.55 of the Union City Municipal Code. Landlords are to provide this notice at the same time any rent increase notice is provided.

Tenant Name(s) _____

Tenant(s) in possession of the premises at:

(Street Address) (City) (State) (Zip Code)

Landlord Name(s) _____ **Landlord Phone Number** _____

Landlord Address _____

Notice of Availability of Rent Review

Under Civil Code Section 827(b) a landlord must provide a tenant with thirty (30) days’ notice prior to a rent increase of ten percent (10%) or less and ninety (90) days’ notice of a rent increase of greater than ten percent (10%). Under Chapter 5.55 of the Union City Municipal Code, a landlord must, at the same time as a notice of a rent increase, provide this notice of the City’s rent review procedure, before demanding or accepting any increase in rent. You are encouraged to contact the owner or manager of your rental unit to discuss the rent increase.

However, if you have received notice of a rent increase that meets one of the following criteria, you may request rent review, which includes conciliation and mediation, of your rent increase:

- 1) the rent increase will increase your rent more than 7% above the base rent you paid last month; **or**
- 2) the rent increase follows one or more prior rent increases within the past year and the combined rent increases are more than 7% of the base rent paid prior to the first rent increase over the past year.

Rent review requests must be submitted in writing within fifteen (15) calendar days of your receiving notice of the rent increase or post marked within 15 calendar days of receipt if mailed. You must submit a copy of the notice of rent increase at the same time you submit the rent review request. To request review of your rent increase, please contact:

City of Union City - Economic and Community Development Department
34009 Alvarado-Niles Road, Union City, California 94587

For more information regarding the rent review procedure, please visit www.unioncity.org/rent-requirements. Under Civil Code Section 1942.5, it is illegal for a landlord to retaliate against a tenant for lawfully and peaceably exercising his or her legal rights.

Contact Information

City of Union City
Housing and Community Development Division
Phone: (510) 675-5392
Phone: (510) 675-5322
Email: housing@unioncity.org
Website: www.unioncity.org/rent-requirements

Rent Review Program Administrator
ECHO Housing
Phone: 1-855-ASK-ECHO / 1-855-275-3246
Email: UnionCityRentReview@EchoFairHousing.org
Website: www.echofairhousing.org

The City of Union City makes no claim or representation that this notice satisfies any responsibilities or obligations imposed by State or Federal Law.

Notificación de disponibilidad de revisión de alquiler

De acuerdo con la Sección 827 (b) del Código Civil, el arrendador debe proporcionar al inquilino un aviso de treinta (30) días antes de incrementar el alquiler en un diez por ciento (10%) o menos y de noventa (90) días para incrementos mayores al diez por ciento (10%). Bajo el Capítulo 5.55 del Código Municipal de Union City, el arrendador debe, al mismo tiempo que un aviso de incremento de alquiler, entregar esta notificación del procedimiento de revisión de alquileres de la Ciudad, antes de exigir o aceptar cualquier aumento en el alquiler. Le recomendamos ponerse en contacto con el propietario o administrador de su unidad para hablar del aumento del alquiler.

Sin embargo, si ha recibido notificación de un aumento de alquiler que cumple uno de los siguientes criterios, puede solicitar una revisión del alquiler, incluyendo conciliación y mediación, de su aumento del alquiler:

- 1) el aumento del alquiler aumentará su alquiler más del 7% por encima del alquiler base que pagó el mes pasado; o
- 2) el aumento del alquiler sigue uno o más aumentos anteriores del alquiler durante el año pasado y los aumentos combinados del alquiler son más el de 7% del alquiler pagado antes del primer aumento del alquiler durante el año pasado.

Las solicitudes de revisión de alquileres deben presentarse por escrito dentro de los quince (15) días naturales de haber recibido el aviso del aumento de alquiler o cargo marcado dentro de los 15 días naturales de haberlo recibido si se envía por correo. Debe presentar una copia del aviso de aumento de alquiler al mismo tiempo que envía la solicitud de revisión de alquiler. Para solicitar la revisión de su aumento de alquiler, comuníquese con:

City of Union City – Economic and Community Development Department
34009 Alvarado-Niles Road, Union City, California 94587

Para recibir más información sobre el procedimiento de revisión de alquiler, visite www.unioncity.org/rent-requirements. De acuerdo con la Sección 1942.5 del Código Civil, es ilegal que un arrendador tome represalias contra un inquilino por ejercer sus derechos de manera legal y pacífica.

租金审查通知书

根据《民事法典》第 827(b) 条，如果房东要加租，加租幅度在百分之十 (10%) 或以下的，必须提前三十 (30) 天通知承租人；加租幅度在百分之十 (10%) 以上的，必须提前九十 (90) 天通知。根据《联合市市政法典》第 5.55 章，房东在要求或接受任何加租之前，在发出加租通知的同时，必须提供本城市租金审查程序通知。建议您联系出租房屋或单位的房东或管理人，讨论加租事宜。

但是，如果您收到满足以下其中一项标准的加租通知，您可申请对您的加租租金进行审查，其中包括加租调解和调停事宜：

- 1) 增加租的数目比您上个月支付的超过 7% ；或者
- 2) 去年年内进行过一次或多次加租之后再次加租；综合租金涨幅超过去年年内首次加租之前支付的基本租金的 7%

您必须在收到加租通知后十五 (15) 个日历日内以书面形式提交租金审查请求；或者，通过邮寄的，收到后 15 个日历日内加盖邮戳。您必须在提交租金审查请求的同时提交加租通知副本。如请求审查您的加租事宜，请联系：

联合市 — 经济和社区发展署
34009 Alvarado-Niles Road, Union City, California 94587

如需了解租金审查程序详情，请访问 www.unioncity.org/rent-requirements。根据《民事法典》第 1942.5 条，房东若因为承租人依法并平行使其合法权利而打击报复承租人，属于非法行为。

The City of Union City makes no claim or representation that this notice satisfies any responsibilities or obligations imposed by State or Federal Law.

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PROOF OF SERVICE

Tenant Name(s): _____

Tenant(s) in possession of the premises at:

(Street Address) (City) (State) (Zip Code)

I, _____ (Name), the undersigned, being at least 18 years of age, served this notice, of which this is a true copy, on _____ (Date), to one of the tenants listed above, using one of the following delivery methods:

On _____ (Date), I delivered the notice to the tenant personally.

On _____ (Date), I delivered the notice to a person of suitable age and discretion at the tenant's residence/business after attempting personal service at the tenant's residence, and business, if known **AND** On _____ (Date), I mailed a second copy to the tenant at his or her residence and extended the noticing period by at least five calendar days pursuant to Section 1013 of the Code of Civil Procedure.

On _____ (Date), I posted the notice in a conspicuous place on the property, after having attempted personal service at the tenant's residence, and business, if known, and after having been unable to find there a person of suitable age and discretion **AND** On _____ (Date), I mailed a second copy to the tenant at his or her residence and extended the noticing period by at least five calendar days pursuant to Section 1013 of the Code of Civil Procedure.

On _____ (Date), I mailed the notice to the tenant at his or her residence and extended the noticing period by at least five calendar days pursuant to Section 1013 of the Code of Civil Procedure.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signature

Date