

RENTER & LANDLORD INFORMATION

The City of Union City has enacted two new ordinances that affect renters and landlords.

Eviction and Harassment Protection Ordinance

- **Effective May 10, 2017**
- Landlords can only terminate a lease/tenancy for a specific reason
- Landlords are prohibited from engaging in specific harassment activity
- Landlords are required to notify tenants of their rights in all of the following situations:
 - Within 60 days of the Ordinance effective date
 - Entering into a new lease or rental agreement
 - Renewing a lease or rental agreement and
 - Issuing a notice of termination
- *Applies to all rental units in Union City, including single-family homes and condominiums

Rent Review Ordinance

- **Effective October 2, 2017**
- Renters have the right to request non-binding mediation when:
 - A renter receives a rent increases over 7%; OR
 - A renter receives more than one rent increase in a 12 month period and the total of all rent increases exceeds 7% in the 12 month period
- Landlord participation in the mediation process is mandatory; however, all recommendations are non-binding
- Landlords are required to notify tenants of their rights when issuing a rent increase
- *Applies to all rental units in Union City, including single-family homes and condominiums

Property Registration and Fees

- Landlords are required to have a business license for each residential rental unit
- All residential rental units must be registered with the City
- Landlords are required to pay annual fees for each residential rental unit
 - **Effective November 1, 2017**
 - Fees are used to cover ordinance implementation costs
 - Fees are due at issuance/renewal of a landlord's business license

City of Union City
Housing and Community Development Division
Phone: 510.675.5322
Email: housing@unioncity.org
Web: www.unioncity.org/rent-requirements

Program Administrator
ECHO Housing
Phone: 1.855.ASK.ECHO / 1.855.275.3246
Email: UnionCityRentReview@EchoFairHousing.org
Web: www.echofairhousing.org

**Both ordinances are applicable to all residential rental units unless the rental unit qualifies for an exception as provided in Union City Municipal Code sections 5.50.030 or 5.55.020*