



Allowable Annual Rent Increase

(O.M.C. 8.22.070 et seq.)

The Oakland Rent Adjustment Ordinance and Rent Adjustment Program Regulations provide a framework for rent increases in covered rental units. The following is a summary only. For complete information, please consult the Ordinance and Regulations.

Tenants can be given only one rent increase in any 12-month period. An increase cannot happen earlier than 12 months after a tenant's move-in date or 12 months after the last rent increase.

The Oakland Rent Adjustment Ordinance provides for an Allowable Annual Rent Increase based on the regional Consumer Price Index ("CPI"). A new CPI rate takes effect each August 1st and remains in effect for rent increases through July 31st of the following calendar year.

The annual CPI rate for rent increases effective August 1, 2024, through July 31, 2025, is 2.3%. The rate cannot be applied to rent increases that take effect earlier than August 1, 2024.

A property owner can raise the rent above the CPI based on 'justifications' listed in the Rent Adjustment Ordinance and Regulations (O.M.C § 8.22.070.B.). One justification is 'banking'. 'Banking' refers to deferred annual CPI rent increases that an owner can carry forward, subject to limitations (see Regulations, *Appendix A, p. 10-15*). **An increase based on banking cannot be higher than three times the current year's CPI and must include the current CPI.** The Ordinance also has noticing requirements for issuing a rent increase (O.M.C § 8.22.060.). California law requires that tenants be provided with 30 days' advance written notice of rent increases up to 10% (Ca. Civ. Code § 827). **NOTE: Oakland rental housing law prohibits rent increases higher than 10%.**

NOTE: When combined with a RAP-approved rent increase (i.e., petition), an annual rent increase for units covered under the Rent Adjustment Ordinance cannot exceed the state cap (currently 9.2%). Effective August 1, 2024, through July 31, 2025, the state cap will be 8.8%.

August 1, 2024: 2.3%

August 1, 2023: 2.5%	July 1, 2016: 2.0%	July 1, 2008: 3.2%
August 1, 2022: 3%	July 1, 2015: 1.7%	July 1, 2007: 3.3%
July 1, 2021: 1.9%	July 1, 2014: 1.9%	May 1, 2006: 3.3%
July 1, 2020: 2.7%	July 1, 2013: 2.1%	May 1, 2005: 1.9%
July 1, 2019: 3.5%	July 1, 2012: 3.0%	May 1, 2004: 0.7%
July 1, 2018: 3.4%	July 1, 2011: 2.0%	May 1, 2003: 3.6%
July 1, 2017: 2.3%	July 1, 2010: 2.7%	July 1, 2002: 0.6%
	July 1, 2009: 0.7%	March 1, 1995 – June 30, 2002: 3% per year