

Is my unit covered by the protections in Article XVIII?

(Exemptions are described in §1804 and §1805 of Article XVIII)

Rent Control

You are **probably** covered by the rent control provision in Measure H if your unit

- 1) was built **BEFORE** February 1st, 1995*, **AND**
- 2) is not a condo or the only unit on the lot (is a multi-family residence), **AND**
- 3) is not part of low-income housing, an Inclusionary Housing program/Section 8/or the like.

*If your unit was built between 1995 and 2007, you may be covered by state law AB1482.

Eviction Protections

Almost all rental units are covered by the eviction protections. The following are **EXEMPTIONS**:

- 1) In hotels/motels <30 days,
- 2) In hospitals, medical facilities, treatment/recovery centers, monasteries, convents, asylums, educational dorms, and non-profit homes for the elderly,
- 3) In units owned by a non-profit under a tax credit program,
- 4) In units owned by a government program that specifically bars municipal rent regulation,
- 5) Who share a bathroom or kitchen with their landlord in their landlord's primary residence
- 6) Who have a special "temporary tenancy" contract.

Example Housing Types

The figures below demonstrate the difference between single family homes, multi-family homes, and condominiums. Multi-family homes are covered by rent control under Article XVIII ONLY IF they also satisfy the conditions described above.

✓ Units covered by the rent control provision, ***if they also*** satisfy the requirements above.

✗ Units ***not covered*** by the rent control provision.



Figure 1.

Some multi-family building types.

Condominiums (buildings where each unit has an individual owner) are exempt from rent control.

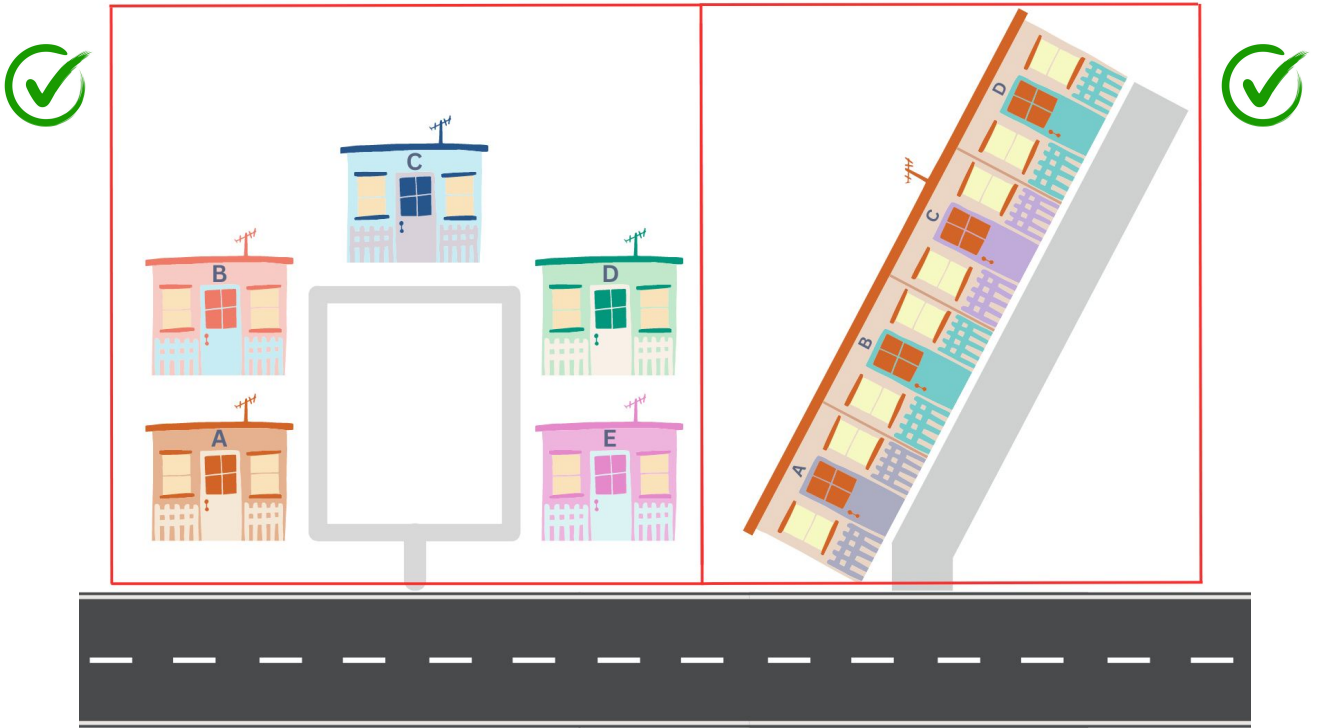


Figure 2.

Left: Court of rental units that do not share walls (**COVERED**).

Right: Strip of rental units that share walls (**COVERED**).

 property lots

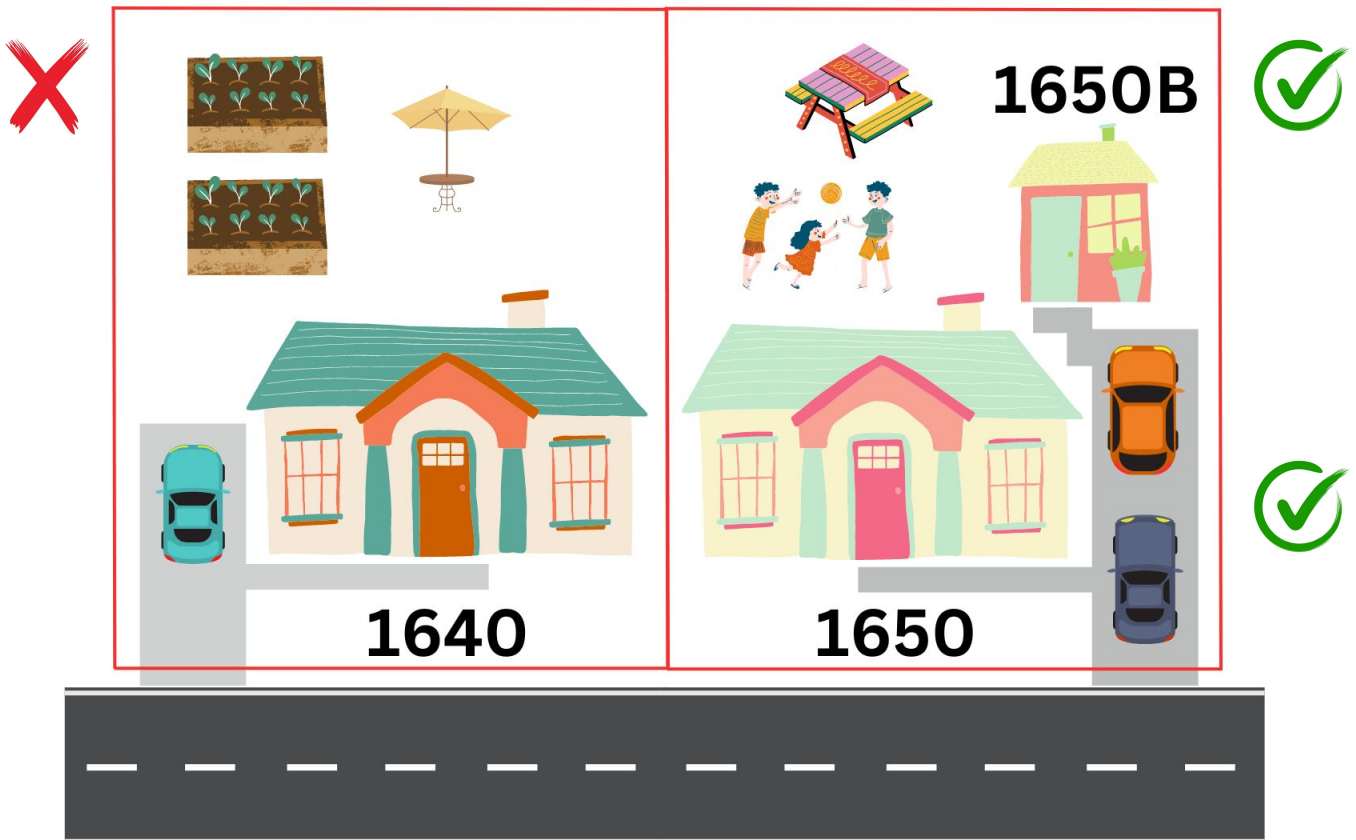


Figure 3.

Left: Single family home with no other residential unit on the same lot (**NOT COVERED**).

Right: Single family home with additional dwelling unit on the same lot (**BOTH COVERED**).