PASADENA
RENT STABILIZATION DEPARTMENT

NOTICE OF THE EXISTENCE OF THE CHARTER

The Pasadena Fair and Equitable Housing Charter Article XVIII (Charter) (effective December 22, 2022) limits rent increases and evictions on certain residential rental units within the City of Pasadena.

Limits on Rent Increases: Property owners may only increase rents for most units once every 12 months, with a written 30-day notice. The annual rent increase effective October 1, 2025, is at most 2.25%. The annual rent increase effective October 1, 2026, is at most 2.5%.

New "Base Rent" Determination: For tenancies commencing on or before May 17, 2021, the new base rent is the rent in effect on that date. Before imposing any rent increase, rents must be rolled back to the rent in effect on May 17, 2021, or the initial rent paid by the tenant for tenancies that commenced after May 17, 2021.

Contesting a Rent Increase: Tenants have the right to petition against any rent increase above the annual permissible rent increase unless such rent increase is according to an approved petition. Rent increase is PROHIBITED if the property owner is not in compliance. A rent increase is PROHIBITED if the landlord has failed to maintain the rental unit in a habitable condition or has failed to make repairs ordered by the Pasadena Rental Housing Board (PRHB) or the City of Pasadena.

New Eviction Protections: When terminating a tenancy, owners of rental units covered under **the Charter must provide written notice specifying one of the allowed Just Cause reasons for eviction.** Just Cause for Eviction includes failure to pay rent, owner or owner relative move-in, withdrawal of the rental unit from the market, breach of the lease, nuisance, illegal activity, necessary and substantial repairs, failure to give access to the unit, refusal to execute a new lease, subtenant in sole possession, pursuant to a Government Order. PLEASE NOTE: Tenant is entitled to relocation assistance if evicted due to no fault of their own (Owner Move-In, Necessary and Substantial Repairs, etc.).

Anti-Harassment Protections: Harassment is Barred. No Landlord may threaten to bring, or bring, an action to recover possession, cause the Tenant to quit the Rental Unit involuntarily, serve any Written Notice to Cease or notice of termination of tenancy, change the terms of lease without express written agreement from the Tenant, decrease any services, refuse to accept or acknowledge receipt of a Tenant's lawful Rent pursuant to the Charter, or interfere with the Tenant's quiet enjoyment of the Rental Unit and common areas as part of an attempt to increase the Rent above the maximum allowable Rent permitted under the Charter, either by obtaining such excessive Rent from the Tenant or by creating a vacancy and increasing the Rent for a new Tenant, unless such activity is privileged or otherwise protected by law. Tenants are also protected from harassment for creating and/or associating with Recognized Tenant Organizations or individuals involved with Tenant advocacy.

Tenancy Registration Required: All property owners subject to registration must complete and submit a rental registry form for each such Property no later than 90 days after the Rental Registry becomes operational, and subsequently every following year, as established by regulations by the PRHB. In the event of any change in property ownership, the new owner must register or update the Rental Registry within 30 days of the change of ownership. The online registration portal will make available the items required under the Charter.

Tenant Signature: _____

For questions contact the Rent Stabilization Department at:

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