City and County of San Francisco

Residential Rent Stabilization and Arbitration Board

ALLOWABLE RENT INCREASES

Effective Period	Amount of Increase
March 1, 2013 – February 28, 2014	**1.9%**
March 1, 2012 – February 28, 2013	**1.9%**
March 1, 2011 – February 29, 2012	**0.5%**
March 1, 2010 – February 28, 2011	**0.1%**
March 1, 2009 – February 28, 2010	**2.2%**
March 1, 2008 – February 28, 2009	**2.0%**
March 1, 2007 – February 29, 2008	**1.5%**
March 1, 2006 – February 28, 2007	**1.7%**
March 1, 2005 – February 28, 2006	**1.2%**
March 1, 2004 – February 28, 2005	**0.6%**
March 1, 2003 – February 29, 2004	**0.8%**
March 1, 2002 – February 28, 2003	**2.7%**
March 1, 2001 – February 28, 2002	**2.8%**
March 1, 2000 – February 28, 2001	**2.9%**
March 1, 1999 – February 29, 2000	**1.7%**
March 1, 1998 – February 28, 1999	**2.2%**
March 1, 1997 – February 28, 1998	**1.8%**
March 1, 1996 – February 28, 1997	**1.0%**
March 1, 1995 – February 29, 1996	**1.1%**
March 1, 1994 – February 28, 1995	**1.3%**
March 1, 1993 – February 28, 1994	**1.9%**
Dec. 8, 1992 – February 28, 1993	**1.6%***
March 1, 1992 – December 7, 1992	**4.0%***
March 1, 1984 – February 29, 1992	**4.0%**
April 1, 1982 – February 29, 1984	**7.0%**

* Only one of these two increases may be imposed.

CAPITAL IMPROVEMENT UNCOMPENSATED LABOR RATES

USE RATE IN EFFECT AT TIME WORK COMMENCED

8/22/09 – 8/21/13	**$26.89**
8/22/08 – 8/21/09	**$25.89**
8/22/07 – 8/21/08	**$24.89**
8/22/06 – 8/21/07	**$23.89**

SECURITY DEPOSIT INTEREST

Effective Period	Amount of Interest
March 1, 2013 – February 28, 2014	**0.4%**
March 1, 2012 – February 28, 2013	**0.4%**
March 1, 2011 – February 29, 2012	**0.4%**
March 1, 2010 – February 28, 2011	**0.9%**
March 1, 2009 – February 28, 2010	**3.1%**
March 1, 2008 – February 28, 2009	**5.2%**
March 1, 2007 – February 29, 2008	**5.2%**
March 1, 2006 – February 28, 2007	**3.7%**
March 1, 2005 – February 28, 2006	**1.7%**
March 1, 2004 – February 28, 2005	**1.2%**
March 1, 2003 – February 29, 2004	**1.2%**
August 4, 2002 – February 28, 2003	**3.4%**
September 1, 1983 – August 3, 2002	**5.0%**

RENT BOARD FEES THAT CAN BE BANKED

Tax Year	Tenant's Amount*	Landlord's Amount**
2012-2013	$**14.50**	**$14.50**
2011-2012	$**14.50**	**$14.50**
2010-2011	$**14.50**	**$14.50**
2009-2010	$**14.50**	**$14.50**
2008-2009	$**14.50**	**$14.50**
2007-2008	**$13.00**	**$13.00**
2006-2007	**$11.00**	**$11.00**
2005-2006	**$10.00**	**$10.00**
2004-2005	**$11.00**	**$11.00**
2003-2004	**$21.50**	**$4.50**
2002-2003	**$21.50**	**$5.50**
2001-2002	**$16.00**	**$0.00**
2000-2001	**$16.00**	**$3.00**
1999-2000	**$16.00**	**$0.00**

* A landlord may recover this amount from tenant(s) in occupancy on Nov. 1, except that residential hotel tenants owe only one-half this amount.

**A landlord owes one-half this amount for residential hotel units.

CAPITAL IMPROVEMENT INTEREST RATES – MARCH 1, 2013 THROUGH FEBRUARY 28, 2014

USE THE RATE IN EFFECT AT THE TIME THE PETITION IS FILED.

1.2% for 7 Year Amortized Improvements (Factor of **.01242)**
1.8% for 10 Year Amortized Improvements (Factor of **.00911)**
2.2% for 15 Year Amortized Improvements (Factor of **.00653)**
2.6% for 20 Year Amortized Improvements (Factor of **.00535)**

577 All Rates2/28/13

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City and County of San Francisco

Residential Rent Stabilization and Arbitration Board

Relocation Payments for Evictions Under the Ellis Act*

Date of Service of Notice to Terminate Tenancy ("Eviction Notice")	Relocation Amount Due Per Tenant	Maximum Relocation Amount Due Per Unit	PLUS Additional Amount Due for Each Elderly (62 years or older) or Disabled Tenant
3/01/08 – 2/28/09	$4,748.40	$14,245.18	$3,165.59
3/01/09 – 2/28/10	$4,945.46	$14,836.35	$3,296.96
3/01/10 – 2/28/11	$5,105.20	$15,315.56	$3,403.45
3/01/11 – 2/29/12	$5,105.20	$15,315.56	$3,403.45
3/01/12 – 2/28/13	$5,157.27	$15,471.78	$3,438.17
3/01/13 – 2/28/14	$5,210.91	$15,632.69	$3,473.93

**See Ordinance Section 37.9A for additional relocation requirements for evictions under 37.9(a)(13) (Ellis Act).*

Relocation Payments for Evictions based on Owner/Relative Move-in OR Demolition/Permanent Removal of Unit from Housing Use OR Temporary Capital Improvement Work OR Substantial Rehabilitation*

Date of Service of Notice to Terminate Tenancy ("Eviction Notice")	Relocation Amount Due Per Tenant	Maximum Relocation Amount Due Per Unit	PLUS Additional Amount Due for Each Elderly (60 years or older) or Disabled Tenant or Household with Minor Child(ren)
3/01/08 – 2/28/09	$4,744.00	$14,234.00	$3,164.00
3/01/09 – 2/28/10	$4,941.00	$14,825.00	$3,295.00
3/01/10 – 2/28/11	$5,101.00	$15,304.00	$3,401.00
3/01/11 – 2/29/12	$5,101.00	$15,304.00	$3,401.00
3/01/12 – 2/28/13	$5,153.00	$15,460.00	$3,436.00
3/01/13 – 2/28/14	$5,207.00	$15,621.00	$3,472.00

**See Ordinance Section 37.9C for additional relocation requirements for evictions under 37.9(a)(8) (owner/relative move-in), 37.9(a)(10) (demolition/permanent removal from housing use), 37.9(a)(11) (temporary eviction for capital improvement work) and 37.9(a)(12) (substantial rehabilitation). [However, effective 1/1/13, the amount of relocation payments for temporary capital improvement evictions under 37.9(a)(11) for less than 20 days is governed by California Civil Code Section 1947.9 and not by Rent Ordinance Section 37.9C.]*

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