

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNION CITY
AMENDING THE MASTER FEE SCHEDULE TO ESTABLISH THE RENT
ORDINANCES SUBCATEGORY AND RELATED FEES UNDER THE ECONOMIC
AND COMMUNITY DEVELOPMENT CATEGORY FOR ADMINISTRATION OF THE
RESIDENTIAL LANDLORD AND TENANT RELATIONS ORDINANCE AND THE
RENT REVIEW ORDINANCE**

WHEREAS, on April 11, 2017, the City Council adopted Ordinance 839-17, which adds Chapter 5.50 “Residential Landlord and Tenant Relations Ordinance” to the City’s municipal code (“Eviction Protection Ordinance”). The Eviction Protection Ordinance stipulates that landlords may only terminate a tenancy for a specific cause, such as non-payment of rent, and prohibits landlords from engaging in specific harassment activity. The Eviction Protection Ordinance went into effect on May 10, 2017; and

WHEREAS, on June 27, 2017, the City Council adopted Ordinance 841-17, which adds Chapter 5.55 “Rent Review” to the City’s municipal code (“Rent Review Ordinance”). The Rent Review Ordinance provides a mediation process for tenants to address rent increases with their landlords. More specifically, the ordinance consists of a two phase process: 1) conciliation and 2) in-person mediation with a professional mediator. The Rent Review Ordinance will go into effect on October 2, 2017; and

WHEREAS, both ordinances allow the City to charge landlords an annual, per unit fee in order for the City to recoup its costs to administer and implement the ordinances; and

WHEREAS, staff has conducted a fee study (attached as Exhibit A and Exhibit B) to determine the annual cost estimates to administer the two ordinances and the per unit fee rate for each ordinance; and

WHEREAS, the fees established by this resolution are equal to, or less than, the per unit cost to the City to implement and administer each ordinance.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Union City does hereby declare as follows:

1. The 2017-2018 Master Fee Schedule is amended to incorporate the Rent Ordinances subcategory under the Economic and Community Development category for the administration of the Residential Landlord and Tenant Relations Ordinance and the Rent Review Ordinance. The Rent Ordinances subcategory shall include the following fees:

- Residential Landlord and Tenant Relations Ordinance.....\$10 per rental unit
- Rent Review Ordinance\$21.50 per rental unit

2. As set forth in the Municipal Code, all property owners with rental units in Union City that are subject to the Residential Landlord and Tenant Relations Ordinance and/or the Rent Review Ordinance shall pay the above listed fees annually. The fees shall be due at the time a

property owner applies for a new residential rental business license or renews an existing residential rental business license

3. The Rent Ordinances Fees shall be effective on November 1, 2017.

4. The City Manager is authorized to implement the Rent Ordinance Fees and this Resolution.

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