



Rent Adjustment Program Exemptions



Owners of rental property covered by **either** the Rent Adjustment Ordinance or the Just Cause for Eviction Ordinance must file and pay an annual fee of \$101 for each unit. All fees are due by March 1st of each year. Owners who timely pay the annual RAP fee are allowed to pass half of the fee to the tenant. The following common properties are exempt from both the Rent Adjustment Ordinance **AND** the Just Cause for Eviction Ordinance and are therefore exempt from paying the Rent Adjustment Program Fee:

- **Newly constructed units built entirely from the ground up within the past 10 years, and are not a result of a conversion or prior residential use.**
(Please provide either (a) Certificate of Occupancy issued after April 1, 2013, or (b) a Certificate of Exemption issued by RAP after December 31, 2022.)
- **Single-family homes built after January 1, 1983, where the property owner rents to a single tenant and shares a kitchen or bathroom with the tenant.**
- **Hospitals, skilled nursing, or health facilities.**
- **Non-profits or substance abuse recovery facilities.**
- **Non-profits to support the homeless.**

The Business Tax License Office only handles the billing and does not make determinations of exemption. If you would like a Certificate of Exemption or have questions about whether your property is exempt from Rent Control and/or Just Cause Ordinances, please contact the Rent Adjustment Program at (510) 238-3721 or RAP@oaklandca.gov.