



FOR IMMEDIATE RELEASE

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CITY OF MONTEREY ADOPTS VOLUNTARY RENTAL GUIDELINES

Monterey, CA. – At the June 18, 2019 City Council Meeting, the Monterey City Council unanimously adopted Voluntary Rental Guidelines for residential rental owners, managers, and tenants. Aimed at providing a standard of guidelines for landlord/tenant relations, the Voluntary Rental Guidelines provide a platform to support quality agreements between property managers/owners and their tenants. The guidelines also include components to assist each party toward fair and reasonable resolution in situations that warrant mediation.

Some key elements of the guidelines include the following:

- Reasonable Rent Increases not to exceed 10% maximum
- Extended Rent Increase Noticing
- One Annual Rent Adjustment
- Longer-Term Lease Option
- Consideration and Accommodation for Good and Long Term Tenants
- Communication, Openness, Availability, Responsiveness
- Prompt Response to Maintenance Issues
- Options for Professional Mediation and Conflict Resolution
- Options for Sharing of Rental Application Costs

(more)

NEWS RELEASE

The City collaborated with local property managers, owners, renters, community members, as well as City Councilmembers to revise and develop the guidelines. Currently, there are six local property managers who have stepped forward to participate in the guidelines. Staff will be reaching out to more managers/owners to gain their participation.

“The use and compliance with the guidelines is 100% voluntary, but the goal is to create a culture where these practices and policies within the guidelines become the norm and expectation for all property owners/managers and tenants in the Monterey community,” said Housing and Community Development Manager Elizabeth Caraker.

The Voluntary Rental Guidelines were originally drafted and implemented in 2001 due to a spike in housing costs. However, the guidelines became less applicable soon after implementation due to housing costs dropping and rental prices stabilizing. As housing costs are again reaching high levels, the City of Monterey began the process to reestablish the Voluntary Rental Guidelines.

The full version of guidelines as well as a list of participating property managers/owners are available on the Voluntary Rental Guidelines page at monterey.org/housing. Property managers/owners agreeing to participate in the Voluntary Rental Guidelines will display the participant logo.

