

Vacancy **DECONTROL** vs. CONTROL



Vacancy decontrol allows rental property owners to bring rents to fair market rates when a tenant moves out.

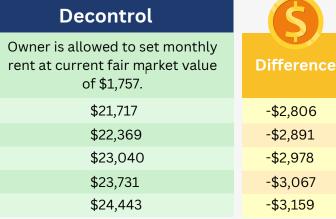
A 2024 ballot initiative seeks to ban vacancy decontrol and instead allow local governments to limit the rent that property owners can set for move-ins (vacancy control). For property owners who have owned their property for many years, rents are often 30% to 40% below market for long term renters. Under vacancy control, owners who are renting below market may never catch up, as shown in the example below.

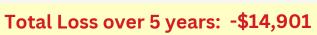
Ex. A tenant first rents a 1-bedroom apartment in 2020 at \$1,400 per month. Assuming a local rent cap of 3% per year, the rent is \$1,530 in 2023 when the tenant vacates the unit.

What is the rent you can set upon vacancy and the financial impact of vacancy decontrol vs. control? Over a five-year period, you could lose \$14,901 for each 1-bedroom rental unit.









Can you afford these losses?



Control
r is prohibited from raising nt to fair market and is restricted to \$1,530.
\$18,911
\$19,478
\$20,062
\$20,664
\$21,284

Stop Vacancy Contribute now!



Rent

Year 1

Year 2

Year 3

Year 4

Year 5

 $^{{}^{\}rm I}\,{\sf RentCafe:\,https://www.rentcafe.com/average-rent-market-trends/us/md/california/}$