San Francisco Rent Board

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## ALLOWABLE RENT INCREASES**

| Effective Period | Amount of Increase |
|---|---|
| March 1, 2027 – February 29, 2028 | **2.3%** |
| March 1, 2026 – February 28, 2027 | **1.6%** |
| March 1, 2025 – February 28, 2026 | **1.4%** |
| March 1, 2024 – February 28, 2025 | **1.7%** |
| March 1, 2023 – February 29, 2024 | **3.6%** |
| March 1, 2022 – February 28, 2023 | **2.3%** |
| March 1, 2021 – February 28, 2022 | **0.7%** |
| March 1, 2020 – February 28, 2021 | **1.8%** |
| March 1, 2019 – February 29, 2020 | **2.6%** |
| March 1, 2018 – February 28, 2019 | **1.6%** |
| March 1, 2017 – February 28, 2018 | **2.2%** |
| March 1, 2016 – February 28, 2017 | **1.6%** |
| March 1, 2015 – February 29, 2016 | **1.9%** |
| March 1, 2014 – February 28, 2015 | **1.0%** |
| 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%** |

*For allowable rent increases prior to 3/1/97, please refer to Document #571.

** Effective July 1, 2022 (or March 1, 2023 for condominiums and buildings with 1-9 residential units), a landlord must obtain a rent increase "license" before imposing annual allowable and/or banked rent increases on a tenant

## CAPITAL IMPROVEMENT IMPUTED INTEREST RATES

***USE RATE IN EFFECT AT TIME PETITION IS FILED***

March 1, 2026 – February 28, 2027

**4.1%** for 7 Year Amortized Improvements (Factor of **.01372)**
**4.3%** for 10 Year Amortized Improvements (Factor of **.01027)**
**4.6%** for 15 Year Amortized Improvements (Factor of **.00770)**
**4.8%** for 20 Year Amortized Improvements (Factor of **.00649)**

## UNCOMPENSATED LABOR RATES

***USE RATE IN EFFECT AT TIME WORK COMMENCED***

| | |
|---|---|
| 6/29/26 – present | **$40.40** |
| 6/30/25 – 6/28/26 | **$38.90** |
| 7/1/24 – 6/29/25 | **$37.50** |

## SECURITY DEPOSIT INTEREST

| Effective Period | Interest *Per Year* |
|---|---|
| March 1, 2026 – February 28, 2027 | **4.2%** |
| March 1, 2025 – February 28, 2026 | **5.0%** |
| March 1, 2024 – February 28, 2025 | **5.2%** |
| March 1, 2023 – February 29, 2024 | **2.3%** |
| March 1, 2022 – February 28, 2023 | **0.1%** |
| March 1, 2021 – February 28, 2022 | **0.6%** |
| March 1, 2019 – February 28, 2021 | **2.2%** |
| March 1, 2018 – February 28, 2019 | **1.2%** |
| March 1, 2017 – February 28, 2018 | **0.6%** |
| March 1, 2016 – February 28, 2017 | **0.2%** |
| March 1, 2015 – February 29, 2016 | **0.1%** |
| March 1, 2014 – February 28, 2015 | **0.3%** |
| March 1, 2011 – February 28, 2014 | **0.4%** |
| March 1, 2010 – February 28, 2011 | **0.9%** |
| March 1, 2009 – February 28, 2010 | **3.1%** |
| March 1, 2007 – February 29, 2009 | **5.2%** |
| March 1, 2006 – February 28, 2007 | **3.7%** |

*For security deposit interest prior to 3/1/06, please refer to Document #572.

## RENT BOARD FEES THAT CAN BE BANKED

| Tax Year | Fee Owed Per Unit * | Tenant's Amount ** |
|---|---|---|
| 2025-2026 (3/1/26) | **$59.00** | **$29.50** |
| 2024-2025 (3/1/25) | **$59.00** | **$29.50** |
| 2023-2024 (3/1/24) | **$59.00** | **$29.50** |
| 2022-2023 (3/1/23) | **$59.00** | **$29.50** |
| 2021-2022 (3/1/22) | **$59.00** | **$29.50** |
| 2020-2021 | **$50.00** | **$25.00** |
| 2019-2020 | **$50.00** | **$25.00** |
| 2018-2019 | **$45.00** | **$22.50** |
| 2017-2018 | **$45.00** | **$22.50** |
| 2016-2017 | **$40.00** | **$20.00** |
| 2015-2016 | **$37.00** | **$18.50** |
| 2014-2015 | $**36.00** | **$18.00** |
| 2013-2014 | $**29.00** | **$14.50** |
| 2012-2013 | $**29.00** | **$14.50** |
| 2011-2012 | $**29.00** | **$14.50** |
| 2010-2011 | $**29.00** | **$14.50** |
| 2009-2010 | **$29.00** | **$14.50** |
| 2008-2009 | **$29.00** | **$14.50** |
| 2007-2008 | **$26.00** | **$13.00** |
| 2006-2007 | **$22.00** | **$11.00** |
| 2005-2006 | **$20.00** | **$10.00** |
| 2004-2005 | **$22.00** | **$11.00** |
| 2003-2004*** | **$26.00** | **$21.50** |

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

** 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.

*** For rent board fees prior to 2003-2004, please refer to Document #573

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## 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*

**[Rent Ordinance Section 37.9C]**

| Date of Service of Notice of Termination of 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) |
|---|---|---|---|
| 3/01/24 – 2/28/25 | $7,912.00 | $23,733.00 | $5,275.00 |
| 3/01/25 – 2/28/26 | $8,062.00 | $24,184.00 | $5,375.00 |
| 3/01/26 – 2/28/27 | $8,245.00 | $24,733.00 | $5,497.00 |

** 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). 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.*

## Relocation Payments for Tenants Evicted Under the Ellis Act*

**[Rent Ordinance Section 37.9A]**

| Date of Service of Notice of Termination of 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 |
|---|---|---|---|
| 3/01/24 – 2/28/25 | $10,660.89 | $31,982.66 | $7,142.95 |
| 3/01/25 – 2/28/26 | $10,863.45 | $32,590.33 | $7,278.67 |
| 3/01/26– 2/28/27 | $11,110.05 | $33,330.13 | $7,443.90 |

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

## Relocation Payments for Temporary Displacement for Less Than 20 Days

**[Civil Code Section 1947.9]**

| Date of Service of Notice of Termination of Tenancy ("Eviction Notice") | Relocation Amount Due Per Tenant Household |
|---|---|
| 3/01/24 – 2/28/25 | $428.00/day (plus actual moving expenses)* |
| 3/01/25 – 2/28/26 | $436.00/day (plus actual moving expenses)* |
| 3/01/26 – 2/28/27 | $446.00/day (plus actual moving expenses)* |

** See California Civil Code Section 1947.9(a)(2) which provides that the landlord shall have the option to provide a comparable dwelling unit and pay any actual moving expenses in lieu of paying the daily compensation rate.*