

What is the Community Stabilization and Fair Rent Act?



The City of Mountain View implements the Community Stabilization and Fair Rent Act (CSFRA), a voter approved measure, to stabilize the community by reducing housing turnover in certain rental units.

Which units are covered?

Most apartments with 3 or more units are covered by the CSFRA. Units provided or subsidized by the government are not covered. Other exceptions may apply.*

Fully Covered

For units built before 1995

Both rent stabilization and eviction protections apply

Partially Covered

For units built between 1995 and 2017

Only eviction protections apply

***Check to see if your rental property is covered at maps.mountainview.gov/RentStabilization**

City of Mountain View Rent Stabilization Division



650-903-6136



mvrent@mountainview.gov



298 Escuela Ave.
Mountain View, CA 94040

Questions? Visit Us!

Virtual Office Hours

Every Tuesday
10 a.m. – 12 p.m.

Mountainview.gov/rspofficehours

Housing Help Center

1st and 3rd Thursday
Landlord: 1 – 3 p.m.
Tenant: 6 – 8 p.m.

Mountainview.gov/housinghelpclinics



City of
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Community Stabilization and Fair Rent Act (CSFRA)

City of Mountain View
mountainview.gov/rentstabilization

What are the goals of the CSFRA?



Stabilize Rents



Provide Eviction Protections



Ensure a Fair Rate of Return on Investment



Stabilize Rents

(Fully Covered Units)

- Rent increases are limited to a certain percent every year (known as the Annual General Adjustment – AGA)
- Only one rent increase can be given every 12 months
- Tenants can request rent decreases through the City managed petition process for 4 reasons
 - Payment of rent in excess of lawful rent
 - Violation of health and safety or building codes
 - Reduction in services or maintenance
 - Undue tenant hardship



Provide Eviction Protections

(Fully and Partially Covered Units)

- Tenants can only be evicted for 9 “just-cause” reasons
 - “At-will” evictions are not allowed
- Landlords must notify tenants in writing of the reason for eviction
- Landlords are required to provide relocation assistance for certain types of evictions, such as if eligible tenants have been displaced because of owner move-in, renovations, redevelopment, and similar activities.



Ensure a Fair Rate of Return on Investment

(Fully Covered Units)

- Vacancy decontrol allows landlords to set rents at market rate upon vacancy; once a new tenancy starts, the rent is again subject to the annual general adjustment
- Landlords can request rent increases above the allowed annual general adjustment through the City managed petition process