



Our Rental Control FAQ

What is rent control?

Rent control places arbitrary limits on how much individuals can charge for the use of their property. Although supporters claim it helps with high housing costs, it has been shown to actually make housing more expensive and harder to find.

Who does rent control affect?

Although it targets renters, rent control policies impact both renters and homeowners and not for the better. Areas with rent control are less attractive for new development, meaning that housing production slows down and prices increase for existing homes. For anyone looking to buy their first home after renting, this can be a major challenge.

Where does rent control exist?

Rent control has been tried in some of the most expensive cities in the country, like New York and San Francisco. Even after starting this policy, rents and housing prices have continued to climb to the highest in the nation.

Does rent control help our housing crisis?

No, rent control can impact single family homeowners as well. Depending on how the rules are written, government bureaucrats can control how much a homeowner can charge to rent out their entire home or even a single room.

Does rent control only impact multifamily apartments?

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Does rent control support affordable housing?

Rent control has done nothing to solve the problem of affordable housing in other California cities where it has been tried. It has just made the housing shortage and affordability problem even worse in large cities like San Francisco and smaller cities like Santa Monica.

How does rent control impact property values?

Recent research shows that rent control policies can reduce property values by between 10% and 35%. The average California home would lose \$60,000 in value. This massive drop reduces property tax revenue which means less money for services like public safety and road repairs.

Who manages rent control?

Managing a rent control policy means creating a new bureaucracy. These unelected and untested bureaucrats would decide the value of private residences and what owners can do with them. These government administrators may have little or no experience in the real estate sector before taking on this role.

What is a "Just Cause Provision?"

Many rent control policies include so-called "Just Cause" language. This makes it nearly impossible to evict problem tenants, even if they are engaging in criminal activity like drug sales. These provisions put neighbors and communities at risk.

Does rent control promote new construction?

Rent control is opposed by a large bipartisan coalition because it has been shown to reduce the incentive of building new residential units. Almost all economists and housing experts agree to solve the housing crisis requires the building of more homes. Rent control policies have been proven to deter new development.

