BALLOT TITLE AND SUMMARY

EXPANDS LOCAL GOVERNMENTS` AUTHORITY TO ENACT RENT CONTROL ON RESIDENTIAL PROPERTY. INITIATIVE STATUTE.

- Amends state law to allow local governments to establish rent control on residential properties over 15 years old. Allows local limits on annual rent increases to differ from current statewide limit.

- Allows rent increases in rent-controlled properties of up to 15 percent over three years at start of new tenancy (above any increase allowed by local ordinance).

- Exempts individuals who own no more than two homes from new rent-control policies.

- In accordance with California law, prohibits rent control from violating landlords` right to fair financial return.

Summary of Legislative Analyst’s Estimate of Net State and Local Government Fiscal Impact:

- Overall, a potential reduction in state and local revenues in the high tens of millions of dollars per year over time. Depending on actions by local communities, revenue losses could be less or more.