

Rent Control 2020



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BUYING AND SELLING TENANT OCCUPIED PROPERTIES

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Matt's Options

- Hope the tenants stop paying rent so he can evict them for non-payment
- Sell the property
- Wait for tenant to vacate voluntarily – then increase rents
- Negotiate with his tenants - Pay them to move
- Schedule a “Substantial and Necessary” remodel requiring the tenants to vacate for more than 30-days. (Sac. City Rule)
- Move into the property for at least one year (this will take 4 years)
- Increase rents annually by 8.3%. Matt will never achieve market rents by this method.
- ???

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