

OUTLINE:
**Updates on Rent Control
Developments in Silicon Valley**
by Daniel S. Gonzales

1. Silicon Valley rent control
 - Cui bono?
 - Who's adopted it?
 - San Jose
 - Mountain View
 - East Palo Alto
 - Los Gatos
 - Who's considered it recently?
 - San Mateo
 - Burlingame
 - Palo Alto
2. San Jose's Tenant Protection Ordinance
 - "Just cause" for eviction/limits on rent increases
3. San Jose's Ellis Act Ordinance
 - Additional notice requirements/relocation assistance
4. Mountain View's Community Stabilization and Fair Rent Act
 - Rent rollback for pre-1995 rental units to October 19, 2015
 - "Just cause" for eviction/limits on rent increases
5. East Palo Alto's Rent Stabilization and Just Cause for Eviction Ordinance
 - "Just cause" for eviction/limits on rent increases/rental property registration
6. Los Gatos's Rental Dispute Mediation and Arbitration Ordinance
 - Limits on rent increases/mandatory arbitration/mediation
7. Failed rent control proposals
 - San Mateo
 - Burlingame
 - Palo Alto
8. What's next?

I am always available to offer a brief consultation without charge to provide a general assessment of your lease issues. Please feel free to give me a telephone call at (408) 280-0535.