

Rec'd at Meeting 4/15  
Item No. 15  
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## **Proposition: Cap Annual Rent Increases for Self-Storage Units in Santa Rosa**

### **Purpose:**

To protect Santa Rosa residents from excessive and unpredictable rent increases on self-storage units, which have become an essential service for many individuals, families, and small businesses.

### **Proposal:**

Effective **as soon as reasonably possible**, annual rent increases for all self-storage units within the City of Santa Rosa shall be limited to a maximum of **10% per calendar year**. This cap will apply to all rental agreements, regardless of unit size or type.

### **Rationale:**

- **Essential Use:** In an increasingly expensive housing market, self-storage serves as an extension of the home for many residents, providing space during moves, downsizing, or shared living arrangements. For small business owners and tradespeople, it often functions as critical operational storage.
- **Consumer Protection:** Without safeguards, renters can face rate hikes of 50–100% within short periods. This proposition prevents financial exploitation while still allowing for reasonable business adjustments.
- **Community Stability:** A fair and predictable storage rental environment helps support housing security, economic resilience, and long-term community trust.

### **Key Provisions:**

- Rent for any individual storage unit may not increase by more than **10% over the course of a 12-month period**.
- Rate increases must be provided in writing with **a minimum of 60 days' notice** to the tenant. This gives renters adequate time to adjust financially or relocate their belongings to a more affordable facility if necessary.
- Only **one rent increase per 12-month period** is allowed per unit.
- This policy applies to both new and existing tenants following its implementation.

### **Enforcement and Oversight:**

Responsibility for enforcement and oversight shall be determined by **Santa Rosa City officials**. The designated body may be an existing department or a new oversight team appointed by the Council.

### **Conclusion:**

As self-storage becomes an increasingly vital service for residents navigating the challenges of a changing economy, Santa Rosa has the opportunity to lead with fairness and balance. By instituting this reasonable rent cap and notice period, the city can protect its citizens without placing undue burden on business owners.