

ADMINISTRATIVE REGULATION

JUNE 30, 2026

NUMBER: 2026-001

SUBJECT: Appeals of Hearing Officer Decisions; Rent Stabilization Ordinance

1. Purpose.

The City's Rent Stabilization Ordinance (Article IIA of Chapter 17 of the Salinas Municipal Code) ("Ordinance") allows tenants to petition for reductions in rent when the tenant believes either the landlord has unlawfully increased rent in excess of the maximum rents permitted to be charged under the ordinance or the tenant believes the landlord has reduced housing services or failed to maintain a habitable premises (Salinas Municipal Code section 17-02.06). The Ordinance allows landlords to petition for rent increases in excess of the maximum rents permitted to be charged under the Ordinance in order to obtain a fair and reasonable return on the landlord's property. (Salinas Municipal Code section 17-02.07) The Ordinance also allows landlords to petition requesting a pass-through of certain costs incurred by the landlord in making capital improvements to rental units subject to the Ordinance. (Salinas Municipal Code section 17-02.08).

In these instances, the tenant and the landlords' petitions are decided upon by an independent Hearing Officer designated by the City Attorney. Landlords and tenants aggrieved by a decision of the Hearing Officer may appeal such decisions to the City Council.

On April 7, 2026, the City Council approved Resolution No. 2026-045 delegating authority over appeals of Hearing Officer decisions on landlord fair return petitions to neutral third parties identified by the City Manager, or designee, and the City Attorney. In keeping with the City Council's delegation of appellate authority under Salinas Municipal Code section 17-02.07 and to maintain consistency in the appellate process among the different petition processes provided for in the Ordinance, this Administrative Regulation provides that appeals of Hearing Officer decisions made pursuant to Salinas Municipal Code sections 17-02.06 and 17-02.08 shall also be delegated to neutral third parties identified by the City Manager, or designee, and the City Attorney.

2. Scope.

This Administrative Regulation applies to appeals made by landlords and tenants of Hearing Officer decisions made pursuant to Salinas Municipal Code section 17-02.06 (Tenant Petition for Rent Reduction), Salinas Municipal Code section 17-02.07 (Landlord Petition for Rent Increase), and Salinas Municipal Code section 17-02.08 (Petition for Pass-Through for Specified Capital Improvements).

3. Authority and Effective Date.

Pursuant to Salinas Municipal Code section 17-02.14, the undersigned promulgates this Administrative Regulation to implement procedures for appeals of Hearing Officer decisions on landlord and tenant petitions made under the Ordinance.

This Administrative Regulation is effective on the date set forth below.

April 7, 2026

/s/ Christopher A. Callihan

Christopher A. Callihan, City Attorney