



Government affairs update for the week of June 8, 2025

Stop the Spread of Rental Housing Regulations

Hayward and Newark are both considering new rental housing regulations.

The City of Hayward, which already has strict rules rental housing providers must follow, is now studying a Rental Housing Registration ordinance. The ordinance could require housing providers to report to city officials:

- Who you are, where your office is located and where you live.
- How many rental units you have in Hayward and where they are located.
- How much you charge for rent and how much you charged the previous year.
- How many people live in your rental unit.
- When the unit was built and purchased.
- The names, addresses and telephone numbers of each person or entity with an ownership interest in your unit or units.
- The names, addresses and telephone numbers of each person responsible for managing the rental unit or units.
- A list of all other charges, including utilities not included in rent, paid by your tenant
- Any other information required by the City of Hayward.

You can stop this rental registration ordinance by attending June 24 city council meeting. For more information please contact [David Stark](#).

The City of Newark is considering several new [rental housing rules](#) including:

- Rent Review and Mediation Program: A mandatory mediation process for tenants when the rent is increased by more than 5% within a 12-month period. Failure of the landlord to participate voids the rent increase.
- Just Cause Eviction and Relocation Assistance: Requires landlords to provide financial assistance to tenants displaced by a no-fault just cause eviction and provide assistance equivalent to two months rent.
- Emergency Rental Assistance: A city program to support tenants at risk of eviction with short-term financial aid.
- Anti-Harassment Protections for tenants.

The City of Newark wants to hear from housing providers. You can share your perspective by completing this [comment form](#).

If you have any questions about Bay East advocacy activities or any government-related real estate issues you want Bay East to research, contact [David Stark](#), Bay East Chief Public Affairs and Communications Officer.
