



# Vacancy DECONTROL vs. CONTROL



## Southern California

Vacancy decontrol allows property owners to bring rents to fair market rates when a tenant moves out.

A 2024 ballot initiative seeks to ban vacancy decontrol and instead allow local governments to limit the rent that property owners can set for move-ins (vacancy control). For those who have owned their properties for many years, rents are often 30% to 40% below market for long term renters. Under vacancy control, owners who are renting below market may never catch up, as shown in the example below.

Ex. A tenant first rents a 2-bedroom apartment in 2020 at \$1,909 per month. Assuming a local rent cap of 3% per year, the rent is \$2,086 in 2023 when the tenant vacates the unit.

What is the rent you can set upon vacancy and the financial impact of vacancy decontrol vs. control? Over a five-year period, you could lose **\$27,297** for each 2-bedroom rental unit.

	✔		✘
	<b>Decontrol</b>	<b>Difference</b>	<b>Control</b>
			
<b>Starting Rent</b>	Owner is allowed to set monthly rent at current fair market value of \$2,502.		Owner is prohibited from raising rent to fair market and is restricted to \$2,086.
Year 1	\$30,925	-\$5,142	\$25,783
Year 2	\$31,852	-\$5,295	\$26,557
Year 3	\$32,808	-\$5,455	\$27,353
Year 4	\$33,792	-\$5,618	\$28,174
Year 5	\$34,806	-\$5,787	\$29,019

**Total Loss over 5 years: -\$27,297**

**Can you afford these losses?**

**Stop  
Vacancy  
Control**  
Contribute now!

