Berkeley Property Management That Handles the Hard Parts



Berkeley’s rental laws are among the toughest in California. Measure BB rent control. Annual Rent Board registration. Security deposit interest payments. Just-cause eviction requirements from day one of a covered tenancy. Relocation assistance calculations. If you own a rental in Berkeley, staying compliant isn’t optional — and one missed filing can cost you thousands.

At All East Bay Properties, we’ve managed Berkeley rentals since 2005. We handle every compliance requirement, every tenant interaction, and every maintenance call — so you collect the income without the stress.

Get Your Free Berkeley Rental Analysis →

What Berkeley Landlords Actually Need Managed

 Rent Board Registration — Annual Rent Program filing completed on time, every year

 Allowable Rent Increase Calculation — Berkeley’s 1.0% cap (2026) and 2.5% cap (2027) applied correctly

 Security Deposit Interest — Calculated and paid to tenants per Berkeley requirements

 Just-Cause Eviction Documentation — Paperwork, Rent Board coordination, court representation if needed

 Relocation Assistance — 2026 adjusted amounts calculated and processed correctly

 Habitability Compliance — Smoke/CO detectors, lead disclosures, RHSP self-certification

 Measure BB & MM — Rent caps, petition processes, and annual increase notices handled

One missed step in any of these can invalidate a rent increase or delay an eviction by six months or more. We make sure that doesn’t happen.

Schedule a Free Consultation →

Berkeley rental laws, kept current: See every Berkeley and California rule that applies to your Berkeley rental, with the date we last checked each one against the official text: Berkeley rental laws for landlords. Or browse the full California rental law library.

Berkeley by the Numbers

600+ units managed	across the East Bay, including dozens in Berkeley
95%+ occupancy rate	we fill vacancies in an average of 25–30 days
6–8% management fee	no setup fees, no cancellation fees, no maintenance markups

24/7 bilingual maintenance	English and Spanish, around the clock
2,800+	median 1-bedroom rent near UC Berkeley — we price to the current market, not last year's

Why Berkeley Is Different — And Why That Matters

Berkeley enforces some of the strictest landlord-tenant laws in California. The city's Rent Stabilization Program covers most units built before 1980, with annual allowable increases set by the Rent Board each year. Unlike Oakland, Berkeley also requires landlords to pay **annual interest on security deposits** — a requirement many out-of-area owners don't discover until they're already in violation.

Add UC Berkeley's 45,000+ students creating constant seasonal demand, older building stock with ongoing maintenance needs, and a tenant population that knows their rights — and you have a market that rewards professional management and punishes shortcuts.

We've operated in this market for over 20 years. We know the Rent Board, we track every ordinance update, and we've handled everything from routine annual filings to contested eviction proceedings.

Talk to a Berkeley Property Manager Today →

Key Facts: Berkeley Rental Property in 2026

- **Rent Board registration** – required for covered units; unlike Oakland's annual-only cycle, Berkeley lets you update registration info any time through the online Rent Registry

- **Berkeley AGA (rent increase cap)** – 1.0% for 2026; 2.5% for 2027, effective January 1–December 31, 2027 (calendar year, not the Aug–Jul cycle Oakland and AB 1482 use). Which 2027 rate applies to each unit →
- **New-tenancy AGA delay** – no increase for the rest of the year a tenancy starts, plus one full additional calendar year — the longest new-tenancy delay of any city we manage in
- **Security deposit interest** – annual payment due each December for the Nov 1–Oct 31 interest year, as a cash payment or rent credit; January 31 is the legal backstop — miss it and the tenant can deduct 10% of the deposit from rent that year
- **Just cause eviction** – applies from day one of a covered tenancy; no waiting period under Berkeley's ordinance (unlike AB 1482's statewide 12-month rule)
- **AEBP management fee** – 6–8% of monthly rent, no setup fee

On the rare properties where we hold the deposit ourselves, we calculate and apply the credit each November — ahead of Berkeley's December payment norm — and issue it as a credit on the tenant's rent ledger rather than a check. Small-value checks tenants forget to deposit end up requiring escheatment to the state after a few years, so a ledger credit is the cleaner path.

Berkeley Landlord Compliance Calendar — 2026

Deadline	Requirement	What happens if you miss it
November (prior year)	Berkeley Rent Board publishes the new AGA and the current security deposit interest rate	Informational — sets up the January 1 AGA and the December deposit-interest payment below

Deadline	Requirement	What happens if you miss it
December	Annual security deposit interest payment due — cash payment or rent credit, covering the Nov 1–Oct 31 interest year	This is the actual payment month, not just an informational date
January 1	New calendar-year AGA takes effect (1.0% for 2026; 2.5% from January 1, 2027)	Using the prior year’s rate after Jan 1 risks an invalid increase notice
January 31	Legal backstop deadline for security deposit interest	If not paid by this date, the tenant may deduct 10% of their deposit from rent that calendar year
Any time	Update registration info via the Rent Registry portal on manager or contact changes	Outdated registration info can complicate Rent Board matters
Ongoing, annual cycle	Rent Board registration fee payment	Unregistered units risk penalty exposure — see below

The Mistake We See Most Often With Berkeley Properties

In more than 20 years managing Berkeley rentals, one of the most expensive situations we’ve inherited from a new client isn’t a bad tenant — it’s a rental property that was never registered with the Rent Board at all.

We onboarded a new owner with several unregistered Berkeley units. The city was willing to reduce the penalties owed, but the reduced-penalty deal came with a firm deadline and required paying the fees in person before it expired. The Rent Board wasn't sympathetic to the fact that the owner hadn't known the requirement existed — the deadline didn't move.

This is why registration status is the first thing we check on any Berkeley property we take on, whether it's a new purchase or a switch from another manager. Berkeley doesn't extend grace for not knowing the rule, and by the time an owner discovers the gap on their own, resolving it can already be running against a clock.

Expert Solutions for Hassle-Free Rentals

Berkeley, California, is more than just a vibrant college town—it's a dynamic real estate market fueled by UC Berkeley students, faculty, tech professionals, and long-term residents. With high demand for rentals near campus, in the hills, or downtown, owning investment properties here can be lucrative. But managing them? That's where challenges like tenant turnover, strict local regulations, and maintenance issues come into play. If you're searching for property management in Berkeley, All East Bay Properties offers tailored, full-service solutions to maximize your returns while minimizing your stress. We can also assist with property management in Oakland, Emeryville, and Richmond too!

Why Choose Professional Property Management in Berkeley?

Berkeley's rental market is unique. The city enforces some of the strictest rent control laws in the Bay Area under Measure BB and Measure MM, caps on annual increases, interest on security deposits and rigorous just-cause eviction rules. Add in Berkeley's emphasis on habitability standards, earthquake retrofitting requirements, and eco-friendly initiatives, and

DIY landlordship quickly becomes overwhelming.

Hiring a professional team for property management in Berkeley ensures compliance, reduces vacancies, and protects your investment. At All East Bay Properties, we handle everything from marketing to move-out accounting, so you can enjoy passive income without the headaches.

Key Benefits of Our Berkeley Property Management Services:

- **Local Expertise:** Deep knowledge of Berkeley and it's surrounding neighborhoods.
- **Regulatory Compliance:** Navigating Berkeley's Rent Board, relocation fees, rent increases and fair housing laws.
- **Tenant Retention:** Strategies to keep quality renters longer, reducing turnover costs.

Comprehensive Services for Property Management in Berkeley

We provide end-to-end support customized for single-family homes, multifamily units, and condominiums in Berkeley.

1. Tenant Screening and Placement

Finding reliable tenants is crucial in a student-heavy market. Our rigorous process includes:

- Credit and background checks
- Employment verification
- Rental history verification

We market your property on top platforms like Zillow, Apartments.com, Realtor.com and many more to fill vacancies fast—often in under 30 days.

2. Rent Collection and Financial Reporting

Say goodbye to chasing payments. We use secure online portals for on-time collections and provide detailed monthly statements covering income, expenses, and net proceeds. Our team handles Berkeley-specific rent control adjustments to keep you compliant.

3. Maintenance and Repairs

From routine upkeep to emergency fixes, our vetted network of licensed contractors and vendors can respond 24/7 via our bilingual call center. We prioritize preventive maintenance to avoid costly issues, especially in older Berkeley homes prone to plumbing or seismic concerns.

4. Inspections and Compliance

Thorough property inspections ensure habitability and catch issues early. We manage all Berkeley mandates, including smoke/CO detector requirements, lead disclosures, and interest on security deposits.

5. Evictions and Legal Support

Though rare with our screening, we handle the process efficiently if needed—filing paperwork, court representation, and coordination with the Berkeley Rent Board.

Berkeley Rental Market Insights: Why Now is the Time for Expert Management

As of 2025, Berkeley's median rent for a 1-bedroom hovers around $2,800, with demand spiking near semester starts. UC Berkeley's enrollment exceeds 45,000, creating constant need for off-campus housing. However, supply is limited due to zoning restrictions and high construction costs.

We manage Berkeley rentals alongside properties across Oakland, Emeryville, and Richmond. Across our portfolio over the last 90 days: **95.2% occupancy rate** and **99.14% rent collection rate** — figures that reflect what professional management actually produces in East Bay conditions, not national averages. UC Berkeley's 45,000+ students create consistent seasonal demand, but filling vacancies quickly and keeping tenants paying on time requires local relationships and rigorous screening. That's what we bring.

Professional property management in Berkeley helps owners capitalize on these trends without getting bogged down in day-to-day operations.

What Sets All East Bay Properties Apart in Berkeley?

- **Technology-Driven:** Owner and tenant apps for real-time updates.
- **Transparent Pricing:** No hidden fees—competitive rates based on your portfolio.
- **Proven Track Record:** Managing 600+ units and growing, across the East Bay, with 95% tenant satisfaction.
- **Personalized Service:** Dedicated managers who know Berkeley inside out.

We've helped investors from absentee owners in across the globe to local families achieve consistently high occupancy rates year-round.

Frequently Asked Questions About Property Management in Berkeley

Thinking about renting out your Berkeley property?

You’re not alone — Berkeley is one of the most unique and tightly regulated rental markets in California. Whether you own a single-family home, a condo near UC Berkeley, or a multifamily building, navigating the city’s **rent control laws** and tenant protections can be complex. That’s why our **Berkeley Property Managers** put together this quick FAQ to answer the most common questions from local owners.

How much does Berkeley property management cost?

For **Berkeley property management** we charge between **6% and 8% of the monthly rent**, depending on property type, service level, and portfolio size.
At **All East Bay Properties**, our pricing is straightforward and competitive — with no hidden fees. Our full-service management includes tenant placement, rent collection, maintenance coordination, financial reporting, and compliance with all Berkeley regulations, so you get complete peace of mind..

Do I need to register my Berkeley rental property?

Yes. If your property is covered by **Berkeley’s Rent Stabilization and Just Cause Eviction Ordinance**, it must be **registered annually with the Berkeley Rent Board**.
We can take care of this for you — managing registration, renewal, and annual reporting to ensure your property remains compliant and your rights as a housing provider are protected.

What is Berkeley Measure BB and how does it affect landlords?

Measure BB strengthened Berkeley’s rent control laws by limiting rent increases and expanding tenant protections. It’s crucial for every Berkeley landlord to follow these rules carefully to avoid penalties.
Our **Berkeley Property Management team** ensures your property remains compliant by handling rent registration, tenant communication, and documentation under Measure BB and other local regulations.

Can you manage student housing near UC Berkeley?

Yes — we're highly experienced with **UC Berkeley student rentals** and understand the challenges that come with academic-year leasing.
We handle everything from marketing to lease preparation, guarantor screening, move-ins, and quick turnovers between semesters. Our goal is to keep your property occupied with responsible tenants while maintaining full compliance with city and state housing laws.

What types of properties do you manage in Berkeley?

We manage **single-family homes, condominiums, duplexes, and small apartment buildings** throughout Berkeley and the East Bay.
Whether you own one property or several, our **Berkeley Property Management services** are customized to fit your needs — reducing vacancies, ensuring legal compliance, and maximizing your return on investment.

Why choose All East Bay Properties for Berkeley property management?

With over **20 years of experience**, our local team has managed hundreds of properties across Berkeley and the greater East Bay.
We're experts in **Berkeley rent control**, **Measure BB compliance**, and **tenant relations** — combining personal service with modern technology to make owning rental property easier, safer, and more profitable.

Ready to Simplify Your Berkeley Rentals?

At **All East Bay Properties**, we make Property Management in Berkeley stress-free and profitable.

Get Your FREE Consultation Today

Call us today at (510) 450-3800 and find out how we can help manage your investment.
Let's turn your Berkeley property into a seamless income stream.

For additional information on how we can assist you with your investment properties in Berkeley, Emeryville, Oakland and Richmond, visit our Property Management Services page.

All East Bay Properties is a licensed California brokerage (CalDRE #01516255). Services tailored to Berkeley's unique market.

Source: https://alleastbayproperties.com/property-management-services/property-management-in-berkeley/