

Property Management In Richmond



Your Complete Guide to Compliant, Profitable Rentals

Richmond, California, offers exceptional opportunities for rental property investors. With its waterfront location, BART access, and diverse neighborhoods—from Marina Bay and Point Richmond to the historic Iron Triangle—Richmond attracts a wide range of tenants, and we also manage properties in the nearby El Sobrante corridor. Average rents in Richmond hover around \$2,550* per month, making it an attractive market for both investors and renters seeking Bay Area accessibility at more affordable prices. [**Based on data from [Zillow](#), June 2026*]

However, managing rental properties in Richmond comes with unique challenges. The city's comprehensive rent control laws, just-cause eviction protections, mandatory registration

requirements, and strict compliance standards make property management here more complex than in many neighboring cities. One part of the process is easier than you'd expect, though: in our experience managing properties across the East Bay, Richmond's Rent Program website (richmondrent.org) is actually simpler to navigate than Oakland's or Berkeley's — finding the right form, fee schedule, or current AGA notice takes noticeably less digging here than it does on the other two cities' sites. That's where All East Bay Properties comes in. As your trusted local partner for [property management](#) in Richmond, we can help you handle every detail so you can enjoy passive income without the regulatory headaches. This addition to our [Property Management Services](#) guide gives you everything you need to know about professional management in Richmond—and why it's essential for protecting your investment. We can also assist with [property management in Berkeley](#), [Emeryville](#) and [Oakland](#) too!

Key Facts: Richmond Rental Property in 2026

- **Property Enrollment vs. Tenancy Registration** – two separate requirements: Enrollment is filed once per property, Tenancy Registration is filed per tenancy for fully-covered (rent-controlled) units and refiled on any change in tenancy
- **2026-2027 Richmond AGA (rent increase cap)** – 1.5%, effective September 1, 2026–August 31, 2027 (down from 1.62% the prior cycle)
- **New-tenancy AGA delay** – a tenancy must exist a full calendar year before the next September 1 AGA date applies to it
- **Business License Tax** – due March 1 annually; 1.081% of gross receipts (1–4 units) or 2.880% (5+ units), plus a flat \$4 SB 1186 fee
- **Residential Rental Housing Fee** – due within 30 days of billing; escalating late fees at 10%, 25%, and 50% depending on how late
- **Amended Property Enrollment form** – Richmond's named form for updating contact info, property manager, or unit status between full enrollment cycles
- **AEBP management fee** – 6–8% of monthly rent, no setup fee

Why Property Management in Richmond Requires Expert Guidance

Richmond isn't just another Bay Area rental market—it's governed by some of the most comprehensive [tenant protection laws](#) in California. [One misstep with compliance](#) can result in:

- 🚫 **Inability to raise rent** if not properly registered
- 🚫 **Inability to legally evict** — even a lease-violating tenant — if your own filings aren't compliant
- 🏛️ **Fines and penalties** from the Rent Program
- ⚖️ **Legal liability** and costly disputes

One thing working in Richmond's favor: in our experience managing property across the East Bay, the Richmond Rent Program's website and forms are more straightforward to find and navigate than Oakland's or Berkeley's equivalent systems. That doesn't make the underlying compliance obligations any lighter — miss a filing deadline and the consequences above still apply — but it does mean less time spent hunting for the right form once you know what you're looking for.

The Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance ([Richmond Municipal Code 11.100](#)) was passed by voters in November 2016, establishing:

- **Rent Control:** Annual rent increase caps based on CPI or 3%, whichever is less
- **Just Cause for Eviction Protections:** Strict limitations on reasons for termination
- **Rent Adjustment Petition Process:** Formal procedures for rent adjustments
- **Notice Filing Requirements:** Mandatory filing of notices with the Rent Program
- **Relocation Payment Requirements:** Required payments for certain evictions

Our professional [property management](#) in Richmond is built around these specific requirements, helping protect your investment and your returns.

Understanding Richmond's Property Coverage

Not all properties fall under the same regulations. Richmond has three categories:

Fully Covered Properties

Subject to Rent Control AND Just Cause for Eviction Protections:

- Multi-unit properties built with permits before February 1, 1995

Partially Covered Properties

Subject to Just Cause for Eviction Protections ONLY (No Rent Control):

- Governmentally subsidized units/Section 8
- Single-family homes or condominiums (one dwelling unit on one parcel)
- "New construction" built with permits after February 1, 1995

Fully Exempt Properties

No Rent Control or Just Cause Protections:

- Landlord and tenant share kitchen and/or bathroom
- Permitted Accessory Dwelling Unit (ADU) added to a single-family home where the main house is owner-occupied
- Non-profit home for the aged

⚠ Not sure which category your property falls under? Contact the Richmond Rent Program at (510) 234-RENT (7368) or let us help you determine your property's status.

[Contact Us](#)

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

Mandatory Licensing, Registration & Fees for Richmond Landlords

Operating a rental property in Richmond requires **strict compliance** with multiple requirements. Failing to comply can result in:

- Inability to raise rent
- Inability to legally evict
- Fines and penalties

1. Business License (Required for ALL Rental Properties)

Every landlord conducting rental business in Richmond must obtain an annual business tax certificate.

- **Who needs it?** Any person or entity receiving rental income
- **Cost (FY 2025-2026):** Prior calendar year gross receipts × 1.081% (1-4 units owned) or 2.880% (5+ units), plus a flat \$4.00 fee per SB 1186
- **Due:** March 1
- **Renewal:** Annual
- **Apply here:** [Richmond Business License Portal](#) or eTrakit
- **Contact:** Finance Department – Business License Unit
 - Phone: (510) 620-5555
 - Email: measure_u_info@ci.richmond.ca.us
 - Location: 450 Civic Center Plaza, 2nd Floor, Richmond, CA 94804

2. Property Enrollment (Required for ALL Rental Properties)

All rental units within Richmond city limits must be enrolled with the Rent Program.

- **Required for:** Every residential rental unit
- **Process:** Complete [Property Enrollment](#) Form through the city's iMS system
- **Includes:** Property information, ownership details, unit count

3. Tenancy Registration (Required for Rent-Controlled Units Only)

[Rent-controlled properties](#) must register each tenancy with the Rent Program.

- **Required for:** Fully covered properties (rent control + just cause)
- **When:** Must be completed whenever there is a complete change in tenancy
- **Process:** Complete Tenancy Registration Form for each existing and new tenancy
- **Access:** Richmond Rent Program iMS system

4. Residential Rental Housing Fee (Required for ALL Covered Properties)

This fee funds the administration of the Rent Program and enforcement of the Rent Ordinance.

- **Fully-Covered Units** (Rent Control + Just Cause): \$267 per unit (FY 2025-2026)
- **Partially-Covered & Governmentally Subsidized Units** (Just Cause only): \$151 per unit (rate through 06/30/2026)
- **Due Date:** Within 30 days of invoice date. Late fees escalate: 10% if 1-30 days late, 25% if 31-60 days late, 50% if more than 60 days late.
- **Contact:** Richmond Rent Program
 - Phone: (510) 234-RENT (7368)
 - Email: rent@ci.richmond.ca.us
 - [Residential Rental Housing Fee Information](#)

Additional City Fees Applicable to Richmond Rental Properties

Residential Rental Inspection Program (RRIP) Fee

- **Required for:** Most Richmond rental units. Coverage expanded under Ordinance No. 02-25 N.S. (effective January 2025), which eliminated the self-certification option, brought certain previously-exempt affordable/subsidized units into the program, and requires covered units to be inspected every 3 years.
- **FY 2025-2026 fees:** \$106 per owner, annual (registration/processing) + \$211 per unit, every 3 years (initial inspection) + \$90 per unit (re-inspection, if needed)
- **Fee-specific exemptions:** Housing Choice Voucher (Section 8) units receiving housing quality inspections by the administering agency; newly constructed units for 5 years from the date of construction
- **Exempt (RMC 6.40.050):** Mobile home parks; vacant properties; transient lodging; newly constructed buildings or ADUs; and units occupied by Housing Choice Voucher (Section 8) tenants. See RMC 6.40.050 for the complete exemption text and any conditions attached to each category.
- **Contact:** Community Development, Building Division
 - Phone: (510) 690-8260
 - Email: RichmondRRIP@ci.richmond.ca.us
 - [Residential Rental Inspection Program Information](#)

Fire Prevention Fee

- **Required for:** Residential apartment buildings with three or more units (annual fire prevention fee and inspection)
- **FY 2025-2026 annual fee:** \$170 (1-5 units) · \$276 (6-15 units) · \$400 (16-99 units) · \$809 (100-249 units) · \$1,284 (250-499 units) · \$3,671 (500+ units). Due within 30 days of billing.
- **Exempt:** Single-family homes and duplexes

- **Contact:** Fire Department
 - Phone: (510) 307-8037
 - Email: fireprevention@ci.richmond.ca.us
 - [Fire Prevention Services Information](#)

Richmond Rent Control: Understanding the Maximum Allowable Rent

For rent-controlled properties, Richmond regulates rent through a specific calculation:

BASE RENT + AGA = MAXIMUM ALLOWABLE RENT (MAR)

Key Terms Explained:

Base Rent

- The rent in effect as of July 21, 2015, OR
- The first rent charged for tenants who moved in after July 21, 2015

Annual General Adjustment (AGA)

- The [annual allowable rent increase](#) for rent-controlled properties
- [Under Measure P](#) (passed November 2022): **3% OR 60% of Bay Area CPI, whichever is less**
- Announced by Richmond Rent Board by June 30 each year
- Can be applied on or after September 1 of each year
- Landlords using eligible banked (previously deferred) increases may generally raise rent by the current AGA plus up to 5% in a single year — a maximum of 6.5% for increases effective September 1, 2026 through August 31, 2027. This combined cap moves with the AGA each year, so confirm the current figure with the Rent Program before applying it.

Maximum Allowable Rent (MAR)

- The maximum rent a landlord may legally collect
- Equals Base Rent plus cumulative AGAs
- Can be adjusted up or down through the petition process

Recent AGAs:

- 2026: 1.5% (applies September 1, 2026 through August 31, 2027) — down from 1.62% the prior year, per Rent Board Regulation 615
- 2025: 1.62% (applies September 1, 2025 through August 31, 2026)

For AGA history before 2025, contact the Richmond Rent Program or visit richmondca.gov/3376/Rent-Increase.

For current AGA information, visit www.richmondca.gov/3376/Rent-Increase

Richmond Just Cause for Eviction Requirements

No landlord may [terminate a tenancy](#) without citing one of these “Just Causes”:

1. **Failure to Pay Rent**
2. **Breach of Lease*** (requires written warning notice first)
3. **Nuisance*** (requires written warning notice first)
4. **Failure to Give Access*** (requires written warning notice first)
5. **Temporarily Vacate due to Substantial Repairs** (requires temporary relocation payment)
6. **Owner/Relative Move-In** (requires permanent relocation payment)
7. **Withdrawal from Rental Market** (Ellis Act) (requires permanent relocation payment)
8. **Temporary Tenancy**

Written warning notices must be served prior to notice of termination for items marked with asterisk. Warning notices require specific language per Rent Board Regulations.

Critical Notice Filing Requirement:

Landlords **MUST** file a copy of ANY eviction notice with the Rent Program within **2 business days** of serving the tenant. Failure to comply is an affirmative defense to an unlawful detainer action.

Filing Methods:

- Online: www.richmondrent.org form center
- In-Person: 440 Civic Center Plaza, Second Floor, Richmond, CA 94804
- Mail: Richmond Rent Program, 440 Civic Center Plaza, Suite 200, Richmond, CA 94804

Richmond Relocation Ordinance

The [Richmond Relocation Ordinance](#) requires landlords to pay relocation payments to tenants ordered to vacate through no fault of their own.

Permanent Relocation Payments Required For:

- **Owner Move-In Eviction:** When landlord or qualified relative seeks to occupy unit as primary residence
- **Ellis Act Eviction:** Withdrawal from [rental market](#) business
- **Government Agency Order to Permanently Vacate:** Due to health or safety conditions

Temporary Relocation Payments Required For:

- **Substantial Repairs:** When tenant must temporarily vacate for repairs to bring unit into compliance

Payment Amounts:

Determined by City Council resolution, based on:

- Unit size (studio, 1BR, 2BR, etc.)
- Whether household qualifies as “Qualified Tenant Household” (disabled, minor child present, lower income, terminal illness)
- If multiple tenants occupy the unit, each receives a pro-rata share

2025 Permanent Relocation Payment Amounts

Amounts below are current for calendar year 2025 (RMC 11.102.050). “Base Amount” applies to standard tenancies; “Qualified Tenant Household” — a senior citizen, a disabled tenant, a household with a child under 18, a lower-income household, or (for Owner Move-In only) a tenant with a terminal illness — receives the higher amount.

Unit Type	Owner Move-In — Base	Owner Move-In — Qualified Household	Ellis Act / Gov’t Order — Base	Ellis Act / Gov’t Order — Qualified Household
Studio	\$4,355.81	\$4,923.76	\$8,775.23	\$10,056.28
1 Bedroom	\$6,725.81	\$7,749.89	\$13,451.61	\$15,501.04
2+ Bedroom	\$9,159.42	\$10,504.08	\$18,255.22	\$21,009.41

2025 Temporary Relocation Per Diem Amounts (Substantial Repairs)

Expense	Amount	Term
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Hotel or Motel	\$185.86	per day per household
Meal Expenses	\$37.42	per day per person
Laundry	\$1.25	per day per household
Pet Accommodations	Cat: \$36.17 / Dog: \$64.86	per day per animal

⚠ **2026 amounts pending:** These figures normally adjust every January 1 based on the Bay Area CPI, but the Richmond Rent Program has not yet published updated 2026 relocation amounts. The October–November 2025 federal government shutdown delayed the Bureau of Labor Statistics’ October 2025 CPI release, which the city needs in order to calculate the update — so the 2025 amounts above remain in effect until the city publishes new figures. We confirm current amounts directly with the Rent Program before processing any relocation payment; check richmondca.gov/4824/Richmond-Relocation-Ordinance for updates.

IMPORTANT: Tenants cannot waive relocation payment rights. Any agreement to waive [tenant rights](#) is void as against public policy.

Current relocation payment amounts available at www.richmondrent.org

Rent Increase Procedures in Richmond

To legally increase rent on rent-controlled properties:

Step 1: Ensure Full Compliance

Before issuing any rent increase, verify:

- ☐ Property Enrollment completed
- ☐ Tenancy Registration current (rent-controlled units)
- ☐ Residential Rental Housing Fee paid
- ☐ Active Business License

If not in compliance, rent increase is NULL AND VOID

Step 2: Calculate Maximum Allowable Rent

Use Richmond Rent Program's MAR Calculator or consult with us for accurate calculation

Step 3: Provide Proper Notice

- **30-day notice:** Rent increase of 10% or less
- **90-day notice:** Rent increase greater than 10% (Per CA Civil Code 827)

Step 4: File Notice with Rent Program

File copy of Notice of Rent Increase and Proof of Service within **10 business days** of serving tenant

Filing Methods:

- Online: [File A Rent Increase Notice Online](#)
- In-Person: 440 Civic Center Plaza, Second Floor, Richmond, CA 94804
- Mail: Richmond Rent Program, 440 Civic Center Plaza, Suite 200, Richmond, CA 94804

Note: If filing notices for more than 5 units, must upload through online portal via Excel spreadsheet

Rent Adjustment Petition Process

Both [tenants and landlords can petition](#) for rent adjustments beyond the standard AGA.

Landlords May Petition For:

- **Attachment A:** Fair Return Standard (Maintenance of Net Operating Income)
- **Attachment B:** Increase in Number of Occupants Allowed

- **Attachment C:** Change in Space or Services
- **Attachment D:** Restoration of Denied AGAs
- **Attachment E:** Increase in Security Deposit Due to Addition of Pet(s)

Note: If granted, maximum rent increase may not exceed 15% in one year. Larger increases are spread over multiple years.

Tenants May Petition For:

- **Attachment A:** Excess Rent Due to Overcharges or [Security Deposit](#) Increase
- **Attachment B:** Excess Rent Based on Property Condition, Reduction in Space/Services, Failure to Maintain
- **Attachment C:** Reduction in Number of Tenants Allowed
- **Other Petitions:** Failure to Pay Relocation Payments, Rent Withholding for Failure to Register

Before filing any petition, contact Richmond Rent Program at (510) 234-RENT (7368) to speak with a Housing Counselor

Richmond Landlord Compliance Calendar — 2026

Deadline	Requirement	What happens if you miss it
March 1	Business License Tax (RMC 7.04) due on prior year's gross receipts	Tax is owed regardless of rent-control coverage; contact the Business Tax Division for possible exemptions or credits

Deadline	Requirement	What happens if you miss it
September 1	New AGA cycle takes effect (1.5% for 2026-27)	Rent increases must use the correct cycle's rate, not the prior year's
Within 30 days of billing	Residential Rental Housing Fee payment	Escalating late fees: 10% (1-30 days late), 25% (31-60 days), 50% (60+ days)
On any ownership, manager, or status change	File the Amended Property Enrollment form	Richmond tracks ownership changes against the public record and follows up directly with new owners — see below
Ongoing	Property Enrollment (once per property) and Tenancy Registration (per tenancy, fully-covered units)	A rent increase issued while either is out of date is null and void

The Mistake We See Most Often With Richmond Properties

Richmond is more organized than the other cities we serve, and its rent control information is genuinely easier to find and navigate than Oakland's or Berkeley's. It also pays closer attention than new owners expect.

One of our clients had just purchased a Richmond rental property when the city sent him a letter reminding him that a business license is required to operate a rental property there.

Nobody had told him — it was simply one of the dozens of tasks that come with a new purchase that hadn't been gotten to yet. The city had already flagged the ownership change from the public record and followed up directly.

That's the pattern we see most with Richmond: it's a paying-attention city. The Business License Tax, the Property Enrollment, and the Tenancy Registration aren't things a new owner can put off until the first rent increase or the first tenant turnover — Richmond already knows when a property has changed hands.

Our Full-Service Property Management in Richmond

At All East Bay Properties, we provide comprehensive solutions tailored to Richmond's complex regulatory environment.

1. Complete Compliance Management

We guide you through all Richmond-specific requirements:

- Business license applications and renewals
- Property enrollment and tenancy registration
- Residential Rental Housing Fee payments
- RRIP coordination and inspections
- Notice filing (rent increases, evictions)
- MAR calculations and tracking
- Relocation payment calculations and processing
- [Security deposit accounting](#) on move-out

2. Expert Tenant Screening & Placement

Finding reliable tenants while staying compliant:

- Comprehensive credit and background checks
- Employment and income verification
- Rental history verification
- Fair housing compliance
- Professional marketing on major platforms

Average time to lease: 25-30 days

3. LISA AI Leasing Assistant - 24/7 Lead Management

Our AI assistant works around the clock:

- Instant response to inquiries via text and email
- Qualifying questions about income, history, timeline
- Real-time eligibility verification
- Automated showing scheduling
- Follow-up nurturing until tour-ready
- Pre-screened, motivated prospects delivered to our team

4. Hassle-Free Rent Collection

- Secure online tenant portal for [electronic payments](#)
- Large network for cash payments (Walmart, 7-Eleven, CVS, etc.)
- Automated late fee enforcement (within legal limits)
- Direct deposit to your account
- Detailed [monthly financial reports](#)

Our systems are built for consistent, on-time rent disbursement.

5. 24/7 Maintenance & Emergency Response

- Network of licensed, insured vendors

- Preventive maintenance schedules
- Emergency response via bilingual call center
- Online [maintenance requests](#)
- No markup on repair costs

6. Just Cause Eviction Management

When necessary, we assist you through the entire process:

- Proper warning notices (when required)
- Just cause compliance verification
- Notice filing with Rent Program
- Relocation payment calculation and processing

Richmond Rental Market Insights

As of 2026, Richmond offers strong rental returns with growing demand:

Metric	Richmond Average	Bay Area Comparison
Average Rent (All Types)	\$2,550/month	Lower than Berkeley/Oakland
1-Bedroom Average	\$1,875/month	Competitive value
Vacancy Rate	~4%	Tight market
Renter-Occupied Households	47%	Strong rental demand
Median Home Price	\$615K	Accessible investment

Rent and home value data from Zillow (June 2026); vacancy and occupancy data from U.S. Census Bureau

Across our East Bay portfolio over the last 90 days: **95.2% occupancy rate** and **99.14% rent collection rate** — verified figures from our own AppFolio reporting, not national averages. Richmond’s BART access and relative affordability compared to Oakland and Berkeley drive consistent tenant demand that makes these numbers achievable with professional management.

Richmond’s strategic location with BART access, waterfront amenities, and more affordable pricing compared to Berkeley and Oakland makes it an attractive market for both investors and tenants.

Benefits of Choosing All East Bay Properties for Richmond Management

Benefit	DIY Landlord	All East Bay Properties
Richmond Compliance	High risk of violations	Dedicated compliance tracking and filing
Time Commitment	25+ hrs/month	Minimal — we handle day-to-day operations
Vacancy Rate	6-10%	4.8% (95.2% occupancy — last 90 days, AppFolio)
Legal Risk	High	Substantially reduced through proactive compliance management
Registration Management	Complex, error-prone	Systematically tracked and filed

Net Income	Reduced by errors/fines	Supported by fewer costly compliance mistakes

Transparent Pricing - No Hidden Fees

- **Management Fee:** 6–8% of collected rent
- **Leasing Fee (management clients):** 50% of one month's rent
- **Leasing Fee (placement only):** 75% of one month's rent
- **No setup fees | No maintenance markups | No cancellation fees** (30-day written notice)

Richmond Property Management FAQs

What is the Richmond Rent Ordinance and who does it affect?

The **Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance** (RMC 11.100) was passed by Richmond voters in November 2016. It establishes rent control for most multi-unit properties built before February 1, 1995, and just-cause eviction protections for covered units. At All East Bay Properties, our **Richmond property management team** ensures your property remains compliant with all registration, notice filing, and rent increase requirements.

Do I need to register my Richmond rental property?

Yes. **All rental properties in Richmond must be enrolled** with the Rent Program. Additionally, rent-controlled units must complete **Tenancy Registration** for each tenancy. We handle all enrollment and registration requirements for our clients, ensuring you maintain your legal right to raise rent and enforce lease terms.

What is the Richmond Residential Rental Housing Fee?

The **Residential Rental Housing Fee** funds the Rent Program's administration and enforcement. Fully-covered units (rent control + just cause) pay the full fee, while partially-covered units (just cause only) pay a reduced fee. Failure to pay this fee can prevent you from raising rent or legally evicting. We manage all fee payments for our clients, ensuring timely compliance.

How much can I increase rent in Richmond?

For **rent-controlled properties**, the annual increase is limited to the **Annual General Adjustment (AGA)**, which is 3% or 60% of the Bay Area CPI, whichever is less (per Measure P). For 2026, the AGA is **1.5%** (effective September 1, 2026 through August 31, 2027) — down from 1.62% the prior year, per Richmond Rent Board Regulation 615. Landlords can also petition for larger increases based on specific circumstances. We calculate your Maximum Allowable Rent, file all required notices, and ensure compliance with California and Richmond laws.

What are just-cause eviction requirements in Richmond?

Richmond requires landlords to have one of **eight specific “just causes”** to terminate a tenancy, including non-payment of rent, lease violations (with prior warning), owner move-in, or substantial repairs. Additionally, landlords must **file eviction notices with the Rent Program within 2 business days** of serving the tenant. Failure to file can be a defense against eviction. Our team ensures proper procedures, notice filing, and relocation payment processing when necessary.

Are relocation payments required in Richmond?

Yes. **Richmond's Relocation Ordinance** requires landlords to pay relocation assistance to tenants who must vacate through no fault of their own, including owner move-in evictions, Ellis Act evictions, and government-ordered vacates. Payment amounts vary based on unit size and tenant qualifications. We calculate correct payment amounts and ensure compliance with all relocation requirements.

What happens if I'm not in compliance with Richmond regulations?

Non-compliance can result in:

- **Inability to raise rent** (increase deemed null and void)
- **Inability to legally evict**
- **Fines and penalties**
- **Legal liability in tenant disputes**

Our proactive compliance management protects you from these costly consequences.

How do you ensure compliance with Richmond's complex regulations?

We stay current on **all Richmond Rent Program requirements, City Council resolutions, and Rent Board regulations**. We assist with business license renewals, property enrollment, tenancy registration, fee payments, notice filings, MAR calculations, and relocation payments. Our systems are designed specifically for Richmond's requirements, so nothing falls through the cracks.

How much does Richmond property management cost?

Our management fees range from **6-8% of collected rent**, plus leasing fees. We provide **transparent pricing with no hidden costs**. Our expertise in Richmond compliance helps reduce vacancy time and avoid costly violations—making professional management a smart financial decision.

Can you help me if my property is partially exempt from rent control?

Absolutely. Even properties exempt from rent control may still be subject to **just-cause eviction protections**, business license requirements, and other City regulations. We understand which rules apply to your specific property type and ensure full compliance regardless of coverage status.

How do you screen tenants in Richmond?

We conduct **comprehensive tenant screening** including credit checks, employment verification, rental history verification, and income qualification—all while maintaining strict compliance with **Fair Housing laws and Richmond tenant selection guidelines**. Our goal is to place reliable, long-term tenants who respect your property.

What if my tenant files a petition with the Rent Program?

We help organize your property records, prepare documentation, and coordinate required filings throughout the petition process, including settlement conferences and hearings. For matters requiring formal legal representation, we work alongside qualified legal counsel. Our experience with Richmond's petition process helps protect your position and keeps the process moving.

Why choose All East Bay Properties for Richmond property management?

With **over 20 years of East Bay experience**, we are **local experts** who understand Richmond's unique regulations. We provide **personalized service, proactive compliance management, and proven systems** that maximize your income while minimizing your stress. Our boutique approach means you get dedicated attention and transparent communication—we're your partner, not just a vendor.

Ready to Simplify Your Richmond Investment?

Stop worrying about compliance violations, registration deadlines, or rent adjustment calculations. Let the local experts handle your property management in Richmond.

[Get Your Free Richmond Consultation](#)

Tell us a bit about your property, and we'll follow up personally to talk through:

- How Richmond's rent control and registration rules apply to your specific property
- A general sense of current market rent for your area and unit type

- What professional management could look like for your situation
- Whether working together makes sense — no pressure, no obligation

Prefer to talk now? Call us at (510) 450-3800 and skip the form.

All East Bay Properties – Proudly serving Richmond landlords with deep local knowledge, comprehensive compliance management, and unmatched dedication to your success.

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

Additional Resources

Richmond Rent Program 440 Civic Center Plaza, Suite 200

Richmond, CA 94804

Phone: (510) 234-RENT (7368)

Website: www.richmondrent.org

Email: rent@ci.richmond.ca.us

Richmond Business License Finance Department – Business License Unit

450 Civic Center Plaza, 2nd Floor

Richmond, CA 94804

Phone: (510) 620-5555

Email: measure_u_info@ci.richmond.ca.us

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