

Rooming and Boarding Houses

The following information applies to rooming and boarding houses, and is short as there are few specific regulations which apply to them. These types of rental units are treated just the same as any other rental unit under the Uniform Housing Code. For general information consult the Uniform Housing Code of the housing violation checklist, both of which can be found in the office.

Rooming House: any real property which has rooms for rent by 5 or more tenants. The only difference between a rooming house and a hotel is that a hotel is intended for use by transients and must have rooms for 6 or more tenants.

Boarding House: the same as a rooming house except that it supplies 3 meals a day. Both meals and lodging are included in the rent.

Bathrooms: where private bathrooms are not provided, there must be at least 1 bathroom for every 10 guests or fraction thereof. Where the rooming or boarding houses are coed, there must be bathrooms for both genders, and they must be clearly marked "Men" or "Women." Bathrooms must be accessible from a public hall.

Statement of Rates: A statement of rates must be posted in every room and in a conspicuous public place. The statement of rates must include a copy of section 1986 of the California Civil Code. This section applies to the posting of rates and states that a landlord of a rooming or boarding house cannot charge more than the posted rate.

Parking: A Berkeley zoning ordinance states that there must be at least parking space per every 5 people and an additional parking space for the manager of a rooming or boarding house.