

## PARKING

Although parking in Berkeley may be difficult to come by, parking regulations are quite simple. There are two basic subgroups that deal with parking regulations:

- 1) Parking as a part of the rental agreement and
- 2) Parking as a separate agreement.

### **Parking as a part of the rental agreement:**

Within any rental agreement there are certain services (such as utilities, trash disposal, packing, etc...) that are agreed upon between the landlord and the tenant. If parking is one of the services included in the agreement, then the rent (with services included) cannot exceed the rent ceiling as mandated by the Rent Stabilization Board.

### **Parking as a separate agreement:**

If parking is not included in the rental agreement, the tenant and the landlord must reach an agreement. The only regulation that applies to parking is that the parking fees cannot exceed a commercially reasonable amount. Typical Berkeley rates range anywhere from \$5 to \$100 per month with rates increasing closer to campus. If the tenant fails to pay the parking fee, the tenant may lose his/her parking space. But tenants cannot be evicted on the basis of not paying the parking fee as parking is not a part of the rental agreement.