

Additional Resources

FOR LANDLORDS:

- Resources for Housing Providers (California Civil Rights Department)
- Your Obligations as a Landlord or Property Manager (State of California Department of Justice)

FOR TENANTS

- Know your Housing Rights (California Civil Rights Department)
- California Tenants – A Guide to Residential Tenants' and Landlords' Rights and Responsibilities (California Department of Real Estate)

LEARN MORE ABOUT AB 1482

- AB 1482: The California Tenant Protection Act of 2019 (Housing Authority of Contra Costa County)



Tenant Protection Act (AB 1482)

- The Tenant Protection Act of 2019 (“Tenant Protection Act”) (AB 1482) establishes limitations on rent increases and requires just cause for terminating certain tenancies. The bill established Civil Code sections 1946.2 (just cause) and 1947.12 (rent limitations).
- AB 1482 is a statewide law that went into effect on January 1, 2020 and expires on January 1, 2030. The law protects tenants by:
 - Limiting rent increases: Annual rent increases are capped at 5% plus the local Consumer Price Index (CPI), or 10%, whichever is lower.
 - Requiring just cause for eviction: Landlords must have a valid reason to terminate a tenancy.
 - Providing relocation assistance: If a landlord ends a lease through no fault of the tenant, the tenant is entitled to one month's rent or equivalent to help with relocation.
- In addition, some cities and counties in California have local rent control ordinances that may provide even stronger protections. Each of these ordinances is different, so it is important for tenants to review the ordinance specific to where they live.

How does AB1482 work?

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| <p>ANNUAL RENT CAP</p> <ul style="list-style-type: none">• Annual rent increases are limited to 5% + change in CPI, or 10%, whichever is lower.• CPI is calculated from April 1 of the prior year to April 1 of the current year | <p>JUST CAUSE</p> <ul style="list-style-type: none">• Landlords/owners need a valid reason to evict.• Protections apply after 12 months of tenancy, or 24 months, if a new tenant is added.• If the valid reason is No-Fault, the owner must pay relocation assistance equal to one month of rent.• (Continued on next page) |
| <p>EXCLUDED HOUSING</p> <ul style="list-style-type: none">• Housing placed in service within the previous 15 years (rolling)• (Continued on next page) | |



For additional information and links to additional resources please scan the QR Code:



How does AB1482 work?

- Housing subject to more restrictive local rent control Duplexes - if the owner lives in the other unit
- Single-family homes and condos that are not owned by a real estate investment trust or corporation and where notice is provided to tenant that AB 1482 does not apply
- College dorms
- Mobile homes and RVs in mobile home parks that are owned by the occupant
- Deed-restricted affordable housing

AT-FAULT JUST CAUSES FOR EVICTION

- Nonpayment of rent or breach of another material lease term (including unauthorized subletting)
- Refusal to execute similar new lease
- Nuisance
- Waste (damage to property that diminishes its market value)
- Criminal activity or using the unit for unlawful purpose
- Denying access by landlord after proper notice of lawful entry
- Failing to vacate a unit after termination as an employee if employment is a condition of occupancy
- Failing to leave a unit after providing owner written notice of intent to vacate

EXCLUDED HOUSING

- Housing placed in service within the previous 15 years
- Most owner-occupied housing, including single-family residences (where the owner occupant rents out no more than two units or bedrooms), a duplex where the owner occupies one of the units as their principal residence, and mobile homes and RVs in mobile home parks.
- Certain single-family homes and condos (depending on ownership) where proper notice is provided to tenant that AB 1482 does not apply Hotels, medical care facilities, and K-12 or college dorms Religious, elder care, and adult care facilities Deed-restricted affordable housing

NO-FAULT JUST CAUSES FOR EVICTION

- Owner wants to take the unit off the rental market
- Owner or their close family member(s) want to move into the unit
- Owner intends to demolish or substantially repair the unit
- A court or government agency issues order to vacate the unit due to habitability issues

