



## AB 1482 (Chiu) – Tenant Protection Act of 2019

*The Tenant Protection Act of 2019 was signed by Governor Newsom on October 8<sup>th</sup>, 2019 and takes effect on January 1, 2020. The law limits how much rents can be increased and the allowable reasons for evicting tenants in covered units:*

### Rent Cap

- Rent increases limited to **annual change in regional CPI + 5%** in any 12-month period, not to exceed 10%.
- Applies retroactively to rent increases starting on **March 15, 2019** (increases over cap roll back on 1/1/20).
- In effect until **2030**.

To obtain the annual change in CPI, visit:  
<https://www.dir.ca.gov/OPRL/CAPriceIndex.htm>

→ Click to download the “Consumer Price Index calculator (1989 - 2019)”

### “Just Cause” Eviction Requirements

- Effective after 12 months of tenancy, protecting renters from an eviction for no reason.
- Provides for **one month’s rent relocation payment** or rent waiver in the case of a no-fault just cause eviction, such as owner move-in or capital improvements.
- **Allowable At-Fault Reasons for Eviction:** Nonpayment of Rent, Breach of Lease, Committing Nuisance or Waste, Failure to Renew Similar Lease, Criminal Activity on Premises or Directed at Landlord/Agent, Unauthorized Subleasing, Refusing Lawful Entry, Using Premises for Unlawful Purpose, Failure of Resident Mgr. to Vacate After Employment, Failure to Vacate After Giving Notice or Agreement to Vacate

- **Allowable No-Fault Reasons for Eviction** (Requires one month’s rent as relocation assistance): Owner/Family Move-In, Government Order to Vacate, Withdrawal of Property from Rental Market (Ellis), Intent to Demolish or Substantially Remodel

### Covered Units

- Covers all multifamily housing and apartments in California.
- Covers single family homes and condos owned by corporations, including Real Estate Investment Trusts and LLCs controlled by corporations. Single family homes and condos owned by individuals and family trusts are exempt so long as notice is given to tenants.
- 15-year new construction exemption.
- Other limited, specific exemptions, such as college dorms and owner-occupied duplexes.
- Exception to Just Cause protections in limited cases of a new roommate moving in within the first two years of tenancy.

### Local Ordinances

- Preserves local jurisdictions’ ability to adopt new rent control that conforms to existing Costa-Hawkins law.
- Preserves local jurisdictions’ ability to enforce and modify existing Just Cause protections, and allows jurisdictions to enact new Just Cause protections going forward if they are more protective than AB 1482.