

# The California Tenant Protection Act

AB1482 & SB567

## EXEMPT

1. Any Property Built 15 years ago or less
  - a. Based on the Certificate of Occupancy date
  - b. Any property (even apartment buildings).
  - c. Rolling deadline
2. Single Family Home; Townhome; Condo
3. Duplex IF Owner Occupied
  - a. Houses with ADU/JADU can be exempt

The above properties qualify for exemption. Additionally, title holder(s) must NOT be:

1. A Real Estate Investment Trust (REIT)
2. A Corporation
3. An LLC in which one member is a Corporation

## NOT EXEMPT

1. Properties 16 years or older
2. Multi-Family, Commercial, etc
3. Single family; Townhome, and/or Condo with title holder that IS a:

1. Real Estate Investment Trust (REIT)
2. A Corporation
3. An LLC in which at least one member is a Corporation

## Laws to Follow if NON - EXEMPT:

### Rent Cap:

1. Max Rent Increase, per year is 5% plus current local year over year CPI.
2. No More than 2 rent increases per year

## Non-Exempt : Just Cause Reasons For Termination

### “At-fault” Examples:

1. Default Rent Payments
2. Breach Of Lease
3. Criminal Activity

### “No-Fault” Reasons:

1. Intent to occupy
2. Withdrawl from Market
3. Unsafe Habitation
4. Intent to demolish/Repair

## RENT CAP EFFECTIVE THROUGH 7/31/25

COUNTY	CPI INCREASE	ALLOWABLE INCREASE
SAN DIEGO	3.60%	8.60%
LOS ANGELES	3.90%	8.90%
ORANGE	3.90%	8.90%
RIVERSIDE	4.30%	9.30%
SAN BERNARDINO	4.30%	9.30%
ALL OTHER COUNTIES	3.80%	8.80%

## Just Cause Notices

**A: Curable “At Fault” Reasons - Before terminating provide opportunity to cure**

**B. Paying Tenant Relocationfee for “No Fault Eviction - Owner Pays tenant one months worth of rent, within 15 days, or waves last months rent due.**

