

Comparison of State Law and City Staff Recommended Requirements

		Assembly Bill (AB) 1482 (Section 1946.2 to the California Civil Code)	City Staff Recommendation
Rent Cap			
1		Annual rent increases: 5% plus cost-of-living inflation based on the CPI up to a maximum 10%	SAME
2		Only one rent increase over a 12-month period	SAME
3		Rent cap applies to existing tenants (landlord may increase rent as needed in between tenancies)	SAME
Rent Cap Exemptions			
4		Properties issued a Certificate of Occupancy within last 15 years	No exemptions for age of property (ALL PROPERTY INCLUDING THOSE LESS THAN 15 YEARS OLD)
5		Single family homes, townhouses, and condominiums, unless owned by investment trust, corporation or LLC	SAME
6		Owner occupied duplexes	SAME
7		Properties subject to more restrictive local rent control ordinances	SAME
At-Fault Just Cause Eviction Protection			
8		Landlords who evict tenants for an at-fault eviction are not required to pay the tenant any type of relocation assistance.	SAME
No-Fault Just Cause Eviction Protection			
9		30 days' notice to the tenant and the landlord is required to pay an amount equal to one-month's rent as relocation assistance	SAME with TWO-MONTHS RELOCATION ASSISTANCE
Right To Lease			
10		N/A	Landlords required to offer a one (1) year lease to all new tenants. If tenant rejects a

			one-year lease, then a shorter-term lease, including month to month may be offered
11		N/A	Tenants with leases in place prior to the effective date of the Tenant Protections Ordinance have 120 days from the effective date of the Ordinance to request a one (1) year lease from their landlord
12		N/A	Leases offered by landlords for a one (1) year term shall be substantially similar to all shorter-term lease offerings
13		N/A	Tenants may use a city adopted ordinance as the basis of a private civil action or a defense to a wrongful detainer action. The City would not issue citations or bring legal action to enforce the ordinance on behalf of tenants.