

# AB 1482: Tenant Protection Act of 2019

## Rent Increase Caps

5% + local CPI, or 10% whichever is lower

## Eviction Protections

After 1 year of tenancy, 'just cause' is required for evictions (failure to pay rent, property damage, etc.)



## Rent jumped 17% since last year, hitting a new record

By Anna Bahney, CNN Business

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# AB 1482: Tenant Protection Act of 2019

## Applies

- Existing tenants
- Multi-family homes built before 2005
- Single-family homes owned by corporations AND built before 2005

## Does Not Apply

- New tenants
- Homes built within the last 15 years
- Single-family homes owned by individuals
- Duplexes with property owner in one of the units

# Issues with the Tenant Protections Act

TERNER CENTER FOR HOUSING INNOVATION  
UC BERKELEY



A TERNER CENTER & TECHEQUITY COLLABORATIVE BRIEF - SEPTEMBER 2022

## Rising Rents, Not Enough Data

How a Lack of Transparency Threatens to Undermine California's Rent Cap

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Amid years of rising rents, eroding affordability, and concerns over rising evictions and displacement, California passed the Tenant Protection Act of 2019 (AB 1482). Substantial research has demonstrated that sharp rent increases particularly harm lower-income households, and often result in displacement or severe rent burdens. The 2019 state law was passed to mitigate these negative outcomes for tenants and the broader societal costs of eviction and displacement. The law requires landlords to have a "just cause" to evict tenants and limits the amount rent prices can increase year-over-year. This rent cap was designed to shield tenants from steep rent increases, balancing renter

protections with concerns about how stricter rent control may impact housing supply and investment. The law extends historic protections to a large share of the state's renters, particularly in parts of the state without local rent control measures. The law exempts renters in some properties (e.g., newer buildings or in single-family homes), and partially pegs the allowable annual rent increases to inflation (5 percent plus consumer price index, or 10 percent, whichever is lower).

When the law was crafted, the rent for a typical unit increased roughly 3 percent year-over-year in both Los Angeles and San Francisco, a rate much lower than

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## Findings

### AB1482 is ineffective

Advertised listings appreciating at higher rates than rent cap for renewals

Rental listing prices rising much faster than in years prior to 2022

### AB 1482 is not reliably enforced or monitored

### There is no local data

## Recommendations

### Education and Awareness

### Accountability and Enforcement

<https://turnercenter.berkeley.edu/wp-content/uploads/2022/09/AB1482-Brief-Final.pdf>

