



# KNOW YOUR RIGHTS!

## California's New Housing Law: Tenant Protection Act (AB 1482)

### Starting January 1, 2020

1. For many rental units, there are new limits on how much the rent can be raised each year.
2. Property owners must have a legal reason to evict a tenant. This is called "just cause".

### About Rent Increases

The law limits how much your rent can be raised each year.

#### Yearly Limits Starting 2020

In Los Angeles County, property owners:

- Cannot raise your rent by more than 8.3% each year
- Cannot raise your rent more than twice each year.

#### 2019 Rent Increases

If your rent was increased by more than 8.3% between March 15, 2019 and December 31, 2019, your rent must be lowered starting January 1, 2020.

**Not all properties are covered under this new law.**

To figure out if you are covered by this law or whether you are being overcharged, talk to a lawyer or visit <https://tenantprotections.org/calculator>

## About Just Cause

After 12 months of tenancy, a property owner must have a legal reason (just cause) to evict a tenant. The law allows evictions for two types of just cause evictions:

### “At Fault”

This is when the tenant has done something wrong. For examples, the tenant: did not pay the rent, committed a crime on the property, rented the unit to someone else without permission, or did not obey the rental agreement.

### “No Fault”

This is when the tenant has not done anything wrong. The new law only allows no fault evictions if:

- The owner or the owner’s family member will move into the unit.
- The government or court is forcing the owner to do so.
- The owner plans to tear down the building or do major renovations.
- The owner is taking the property out of the rental market.

**Remember: Not all properties are covered under this new law.**

A property owner must give a tenant a notice in writing if they plan to evict the tenant. There are rules about what must be included in the notice and when the tenant must receive the notice. Talk to an attorney to see if your notice is proper.

For free legal help, call NLSLA: (800) 433-6251,  
Monday, Tuesday, Thursday and Friday, 9 am to 1 pm