



## Maximum Rent Increases for Units covered by AB 1482 (California Rent Cap)

Under AB 1482, Properties subject AB 1482 are allowed to increase the rent each year 5% plus the applicable Consumer Price Index (CPI) for their area. The figures below represent the maximum rent increase allowed.

If the property is not in one of these urban areas, you should utilize the California CPI.

|  | Los Angeles<br>& Orange Counties |                              | Riverside &<br>San Bernardino<br>Counties |                              | San Diego<br>County |                              | Alameda, Marin,<br>Contra Costa,<br>San Francisco,<br>& San Mateo Counties |                              | California |                              |
|--|----------------------------------|------------------------------|---|------------------------------|---------------------|------------------------------|--|------------------------------|------------|------------------------------|
| When does Rent Increase Take Effect?                               | CPI                              | Max<br>Allowable<br>Increase | CPI                                       | Max<br>Allowable<br>Increase | CPI                 | Max<br>Allowable<br>Increase | CPI  | Max<br>Allowable<br>Increase | CPI        | Max<br>Allowable<br>Increase |
| For rent increases that take effect<br><b>PRIOR TO 8/1/2021</b>    | 0.7%                             | 5.7%                         | 0.9%                                      | 5.9%                         | 0.3%                | 5.3%                         | 1.1%   | 6.1%                         | 1.0%       | 6.0%                         |
| For rent increases that take effect<br><b>ON OR AFTER 8/1/2021</b> | 3.6%                             | 8.6%                         | 3.6%                                      | 8.6%                         | 4.1%                | 9.1%                         | 3.8%   | 8.8%                         | 4.0%       | 9.0%                         |

### IMPORTANT - PROPER SERVING OF AB 1482 Notices

**For existing tenants**, You must serve the proper AB 1482 notice to your tenants. If the property is **Exempt**, and tenants have not been served, the housing provider can lose the exemption. If a property is **Subject** to the law and the tenants have not been served, a rent increase can be denied. AOA Provides Forms 201E (**Exempt** from AB 1482) and 201S (**Subject** to AB 1482) on our forms list.

**For new tenants**, if you are using the AOA lease, be sure to check the correct box on Item 39 of the lease. If you are NOT using the AOA lease, you must serve an addendum to show the status of your property. You will use either 202E (for those **exempt** from) or 202S (For properties **subject** to) AB 1482.

#### What properties are **exempt** from AB 1482?

- Properties subject to more restrictive local rent control laws, including rent increase caps (i.e. Los Angeles, San Francisco, Santa Monica)
- Privately owned single family homes that have no other rented dwellings on the parcel
- Privately owned condominiums
- Privately owned duplexes where the owner has lived in one of the two units since January 2020
- Housing constructed in the past 15 years,
- Affordable housing subject to a deed restriction, or agreement that provides subsidies for very low-, low- or moderate-income households,
- Dormitories for both colleges and K-12 schools,
- Housing associated with a nonprofit hospital, religious facility, extended care or licensed residential care facility,
- Hotels,
- Single-family homes, if owner-occupant rents or leases no more than 2 units or bedrooms, including, but not limited to, an ADU or a Jr ADU

**Still have questions? Give us a call at (800) 827-4262. Our Advisors are ready to help.**