

CALIFORNIA TENANT PROTECTION ACT

Use this guide to understand your rights under the California Tenant Protection Act (TPA). Note that properties not covered by the TPA may still be subject to local regulations on rent and evictions. Contact the Housing Rights Center to learn more.

COVERED

- Multifamily properties over 15 years old
- Duplexes not occupied by the owner
- Single-family homes and condos owned by corporations

NOT COVERED

- Properties built in the last 15 years
- Owner-occupied duplexes
- Rent-controlled homes
- Affordable housing and dormitories

RENT INCREASES

- Rents may not be raised over the annual maximum each year. The limit is adjusted every August.
- In Los Angeles County, rents may not be raised by more than **8.6%** until August 1, 2022.

RENT INCREASES

- All properties in California must be given 30 days' notice of any rent increase under 10%.
- For rent increases over 10%, properties not covered by the TPA must be given 90 days' notice (CA Civil Code 827).

EVICCTIONS

"Just cause" protections mean that tenants can only be evicted for specific reasons, such as lease violations, property damage, or threats to health and safety.

- Covered tenant households gain **just cause protections** when:
 - All tenants have lived in the home for 12 months, OR
 - One of the tenants has lived in the home for 24 months
- In **no-fault evictions**, landlords must pay tenants relocation assistance equal to one month's rent.

EVICCTIONS

- In all cities in Los Angeles County, tenants are protected against most **no-fault evictions**; evictions for **unauthorized occupants, pets, or nuisance**; and **refusal to allow landlord entry due to COVID-19**.
- Where no-fault evictions are allowed, relocation assistance is not required for properties not covered by the TPA.

QUESTIONS? CONTACT HRC FOR FREE COUNSELING:

1-(800)-477-5977 TTY: (213) 201-0867 info@housingrightscenter.org

