

# Exemptions to California rent caps & eviction controls

Units exempt from both just cause and rent caps	Units exempt only from just cause
<ul style="list-style-type: none"> <li>• Housing built within the last 15 years, including accessory dwelling units (ADUs).</li> <li>• Units that can be individually sold, if the owner is not a corporation, a real estate investment trust (REIT), or a limited liability corporation (LLC) in which one member is a corporation.</li> <li>• Housing restricted by a deed, regulatory restrictions, or other recorded document limiting the affordability to low or moderate income households.</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family, owner-occupied residences where the owner rents up to two bedrooms or units, including accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).</li> <li>• Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner, if the owner lives at the property as their principal residence.</li> <li>• Housing provided by a nonprofit hospital, church, extended care facility, licensed extended care facility for the elderly, or an adult residential facility, and hotels.</li> </ul>

## RENT INCREASE DISCLOSURE REQUIREMENT

1) For any tenancy commenced or renewed on or after July 1, 2020, as an **addendum** to the lease or rental agreement, or as a **written notice signed by the tenant**, with a copy provided to the tenant. 2) For a tenancy prior to July 1, 2020, by **written notice** to the tenant, no later than August 1, 2020, or as an addendum to the lease or rental agreement. The notification or lease provision shall be in no less than 12 point type, and shall include the following:

*California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of just cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.*

## NOTICE OF EXEMPTION FROM AB 1482

(Separately Alienable Exemption under AB 1482)

*This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (c)(5) and 1946.2 (e)(7) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.”*