BORNSTEIN LAW
A PROFESSIONAL CORPORATION

CALIFORNIA RENT INCREASES: AB 1482

AUGUST 1, 2026 – JULY 31, 2027

What Housing Providers Should Know

IMPORTANT: These limits apply <u>only</u> to properties subject to AB 1482.
Local rent-control ordinances may impose substantially lower allowable increases.

MAXIMUM INCREASE FOR AB 1482-COVERED PROPERTIES

Based on 5% + Applicable CPI (Not to Exceed 10%)

Region	Maximum Increase
THE BAY AREA San Francisco, Alameda, Contra Costa, Marin, San Mateo	8.8%
LOS ANGELES AREA Los Angeles, Orange	8.7%
INLAND EMPIRE Riverside, San Bernardino	8.1%
SAN DIEGO COUNTY	8.2%
ALL OTHER CALIFORNIA COUNTIES	8.6%

Figures are effective for rent increases taking effect August 1, 2026 through July 31, 2027.
Source: California Department of Justice (oag.ca.gov/rentcaps)

LET'S CHAT

Before serving an increase, determine which rent-control rules actually govern the tenancy.

We're here to help you apply the right rules with confidence.

BEFORE SERVING A RENT INCREASE

The cap isn't automatically 10%.
AB 1482 allows the lesser of 5% + applicable CPI or 10% over a 12-month period.

AUG 1

August 1 changes the CPI—not your tenant's rent.
The annual CPI calculation changes for increases taking effect beginning August 1. It does not create a new entitlement.

2x

Don't "stack" increases.
For the same tenant, no more than two rent-increase increments during a 12-month period, and the combined increase must remain within the statutory cap.

Local rules may be lower.
AB 1482 is a statewide ceiling for covered properties. Always determine whether local rent control applies (San Francisco, Oakland, Berkeley, and others).

Don't assume an exemption.
Exemptions depend on the property and circumstances and must be carefully evaluated.

Some exemptions require written notice.
This is especially important for qualifying single-family homes and condominiums.

The 15-year exemption rolls.
Newer construction (from the certificate of occupancy) is generally exempt from AB 1482 for the first 15 years.

AB 1482 MAY NOT APPLY*

Newer construction (generally within 15 years of C of O)	Qualifying single-family homes & condominiums (ownership & notice requirements apply)	Owner-occupied duplex (conditions apply)	Affordable or subsidized housing	Other specific statutory exemptions

*Exemptions have conditions and are fact-specific. Do not assume an exemption applies.

bornstein.law | (415) 409-7611 | daniel@bornstein.law