

California Tenant Protection Act (2019) AB1482

Exemptions from Both Just Cause and Rent Control

Exemptions are situations in which the just cause and rent control provisions of the California Tenant Act need not be followed. Cases in which a landlord is allowed to terminate without just cause and increase rent in ways not allowable under the act include the following:

- when the property is already subject to another local rent control and just cause ordinance
- tenancies where none of the tenants have resided in the unit for 12 months or more
- housing that is restricted as affordable housing
- owner-occupied properties containing two separate dwelling units within a single structure
- multi-family residences whose certificates of occupancy were issued 15 years or less before a particular date
- non owner-occupied single-family homes, condominiums, and other properties that are "separately alienable from title"
- dormitories owned and operated by schools

Exempt From Just Cause but Not Rent Control

Some properties are exempt from just cause requirements but not rent control. This partial exemption applies to

- owner-occupied housing that is the owner's principal residence and in which the tenant and owner share bathroom or kitchen facilities.
- single-family, owner-occupied properties with no more than two units or bedrooms including accessory or junior accessory dwelling units.

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