



AB 1482 – State Rent Control Law

What is AB 1482?

AB 1482, the Tenant Protection Act of 2019, is a state law that extends rent control and eviction protections to units not already covered by a more protective local law, like Oakland’s Rent Adjustment Program Ordinance and Just Cause for Eviction Ordinance.

Who is affected by AB 1482?

AB 1482 does **NOT** replace Oakland’s rent control ordinance or Just Cause for Eviction Ordinance. **If you are covered by Oakland’s rent control or eviction protections, the state law does not apply to you.** Most units in Oakland are covered by Oakland’s rent control and eviction protections and are not affected by the state law.

When does AB 1482 go into effect?

The law goes into effect on January 1, 2020 and expires in 2030.

Eviction Protections

- Most units in Oakland are covered by Oakland’s Just Cause for Eviction Ordinance. For more information about who is covered, see [O.M.C. 8.22.360](#). However, some units that are not covered by Oakland’s law may be covered by [AB 1482](#).
- If a tenant is evicted for one of the “no-fault” reasons, the tenant is entitled to relocation assistance. For more information on Oakland’s relocation amounts, see [O.M.C. 8.22.800](#) et seq. or RAP’s [website](#). For information about the relocation amounts required by the state law, please see [AB 1482](#). The sale of the property and the end of a lease are not just causes for units covered by either Oakland’s Just Cause or AB 1482.

Exemption	California AB 1482	Oakland O.M.C. 8.22.360
New construction	Exempt with certificate of occupancy issued in the past 15 years	Exempt with a certificate of occupancy issued on or after January 1, 1995
Single-family home	Exempt with exceptions	Covered
Owner-occupied duplex or triplex	Exempt	Covered
Section 8 or subsidized	Exempt	Covered

*This is not an exhaustive list of exemptions.



Rent Control

- Most units in Oakland are covered by Oakland’s rent control law. For more information about who is covered, see [O.M.C. 8.22.000](#) or our [website](#). However, [AB 1482](#) may apply to units that are not covered in Oakland. These units cannot receive more than two rent increases in one year, and rent increases on these units are capped at 5% plus the CPI (3.5% for 2019-2020) – for a total of 8.5%.
- AB 1482 is retroactive to March 15, 2019. This means that if the rent was increased by more than 8.5% between March 15, 2019 and December 31, 2019, then on January 1, 2020 the rent will revert back to the amount it was on March 15, 2019, plus 8.5%.

Exemption	California AB 1482	Oakland O.M.C. 8.22.000
New construction	Exempt with certificate of occupancy issues in the past 15 years	Exempt with a certificate of occupancy issues on or after January 1, 1983
Single-family home	Exempt with exceptions	Exempt
Owner-occupied duplex or triplex	Exempt	Covered
Section 8 or subsidized	Exempt	Exempt

*This is not an exhaustive list of exemptions.