



Know Your Rights as a California Tenant

Your rent can generally be increased by no more than 10% in one year. Depending on where you live, this cap may be even lower. [See the chart on the next page for the statewide cap that applies where you live.](#) When raising your rent, your landlord must provide formal written notice — a call, text, or email is not enough — at least 30 days before the increase can take effect. If the rent is more than 10%, your landlord must provide notice at least 90 days before the increase can take effect.

You can only be evicted by court order. It is illegal for a landlord to lock you out, shut off your utilities, or put your things out on the curb to try to force you out. If you get an eviction notice, get legal help right away. If your landlord files for eviction in court and you fail to respond, the court may order eviction without waiting for you.

You can generally only be evicted for “just cause.” This does not apply if you lived somewhere for less than a year or to some types of housing, such as housing built in the last 15 years. ([Civil Code § 1946.2](#).) Just cause includes:

- Not paying rent
- Breaking a material term of your lease
- Committing nuisance or waste, or using the premises for unlawful purposes
- Engaging in criminal activity on the premises or directed at your landlord
- Refusing to allow lawful entry to the premises
- Refusing to sign a new lease that contains similar terms to your existing lease
- The owner is withdrawing the unit from the rental market, moving into the unit, demolishing or substantially remodeling the unit, or complying with a law or order that requires you to leave.

Your landlord must repair health and safety issues. For example, they must provide safe and working plumbing and heating, and keep the premises free from roaches and rats. If there is a health or safety issue, ask your landlord in writing to repair it, and keep copies of your requests.

Your landlord must return your security deposit. Your landlord must itemize any deductions from your security deposit within 21 days of you moving out. Deductions can be made for things like unpaid rent, cleaning, and repairing damage beyond ordinary wear and tear.

Your landlord must provide reasonable accommodations if you have a disability. Your landlord must also allow you to make reasonable physical modifications to your rental unit.

Your landlord cannot discriminate against you. Discrimination on the basis of race, religion, gender, sexual orientation, disability status, marital status, income source, veteran status, or certain other characteristics is illegal.

Your landlord may not retaliate against you for exercising your tenant rights. Your landlord also cannot threaten to disclose your immigration status to pressure you to move out, or harass or retaliate against you by disclosing your immigration status to law enforcement.

You may have additional rights. You may have additional rights under local rent control, rent stabilization, or just cause eviction laws. Check what rules are in place where you live by visit your local government’s website.

Get legal help as soon as possible if you believe your landlord has violated your tenant rights or if you're facing eviction. If you cannot afford a lawyer, you may qualify for free or low-cost legal aid. To find a legal aid office near where you live, visit LawHelpCA.org. Then click on the tab in the middle of the page that says "Find Legal Help," and enter your county. If you do not qualify for legal aid and need help finding a lawyer, visit the California State Bar webpage to find a local certified lawyer service, or visit the California Courts' webpage for tenants facing evictions.

For more information and resources, visit www.oag.ca.gov/housing.

Statewide Rent-Increase Caps Under the California Tenant Protection Act Through July 31, 2026

The California Tenant Protection Act, which took effect on January 1, 2020, limits how much your landlord may increase your rent over any 12-month period. Rent increases are capped at "5% plus the percentage change in the cost of living," with a maximum annual rent increase of 10%. How much your rent can be increased depends on where you live and when the rent increase takes effect. For convenience, this chart shows the maximum rent increase currently allowed under the Tenant Protection Act. This chart is informational only; the maximum allowable rent increase is governed by [Civil Code section 1947.12\(a\)](http://Civil Code section 1947.12(a)).

Area ¹	Increase starts between 8/1/24 and 7/31/25	Increase starts between 8/1/25 and 7/31/26
Los Angeles Area: <ul style="list-style-type: none"> Los Angeles County Orange County 	8.9%	8%
Riverside Area: <ul style="list-style-type: none"> Riverside County San Bernardino County 	9.3%	7.5%
San Diego Area: <ul style="list-style-type: none"> San Diego County 	8.6%	8.8%
San Francisco Area: <ul style="list-style-type: none"> Alameda County Contra Costa County Marin County San Francisco County San Mateo County 	8.8%	6.3%
All Other Counties	8.8%	7.7%

For rent increases taking effect before or after the dates shown above, please see Civil Code section 1947.12.

¹ The change in the cost of living is measured using April Consumer Price Index information published by the U.S. Bureau of Labor Statistics for the Los Angeles Area, Riverside Area, San Francisco Area, and San Diego Area. For all other counties, the change in the cost of living is measured using April California Consumer Price Index information published by the California Department of Industrial Relations. If no April data is available, March data is used.

These rent-increase caps apply to most rental housing² in California that is more than 15 years old, including single-family homes and condos owned by corporations, mobilehomes rented from mobilehome park management, and housing rented by Section 8 Housing Choice Voucher recipients.

In addition to this statewide cap, your city or county may have stronger rent-control laws. Check your city's and county's webpages and other local resources to see whether there are other rent-increase protections where you live. If you believe that you have been the victim of an unlawful rent increase, seek legal assistance immediately.

2 The rent-increase cap does not apply to mobilehome owners or to the following types of homes:

- Units built within the last 15 years (calculated on a rolling basis);
- Units restricted by deed, regulatory restriction, or other recorded document as affordable housing for very low, low, or moderate-income households, or that are subject to an agreement providing housing subsidies for affordable housing for those households;
- Dormitories owned and operated by institutions of higher education or other schools;
- Units subject to a more restrictive rent cap;
- A two-unit property within a single structure, where the property owner lives in one unit during the entire tenancy; and
- Single-family homes and condominiums(a) that are not owned by a real estate investment trust, a corporation, an LLC with at least one corporate member, or management of a mobilehome park; AND (b) where the landlord notified the tenant in writing that the tenancy is not subject to the Tenant Protection Act's rent limits or "just cause" requirements.