



NON-PROFIT HOUSING ASSOCIATION
OF NORTHERN CALIFORNIA

Tenant Protection Bill: AB 1482 Assemblymember David Chiu (D-17)



AB 1482 keeps families in their homes by limiting extreme or unreasonable rent increases and prevents arbitrary evictions.

TENANT PROTECTION

California families and workers need safe, stable, affordable homes. Experts agree that our best tactic in creating a strong, healthy future for our state's housing needs must include a three-pronged approach of production, preservation, and tenant protections together. AB 1482 fills a critical need in moving protection goals forward, keeping long-time residents in their homes, offering relief for families, and creating a more just and diverse Bay Area and state of California.

HOW AB 1482 WORKS

AB 1482 will protect tenants from huge, unforeseen increases that cause them to lose their homes, while preserving the ability of landlords to make a fair return and maintain a successful business. AB 1482 will:

- Set maximum rent increases to the Consumer Price Index formula, ensuring stability and predictability for renters as well as fair returns for landlords. T
- Require landlords to provide written notification and reason for any eviction notice, offering transparency and protections for both sides.
- While AB 1482 does not impose rent control, it does guard against the most drastic and disruptive rent increases in places where tenants have no other protections.
- The bill will cover all rental units, except units currently covered by local rent control, deed-restricted affordable housing and dormitories.



WHY AB 1482 IS THE RIGHT SOLUTION

Across the state, there have been reports of renters receiving rent increases doubling their rent in a single month, leaving no feasible way for them to afford to remain in their homes. Current state law allows landlords to implement unreasonable rent increases with very short notice, causing renters to lose their homes.

Californians need stability and security in where they live, and AB 1482 offers the critical protections we need to help keep families in their homes.

HOW YOU CAN HELP

- Contact Your Lawmaker. Visit our Action Center to share your support for AB 1487 with lawmakers and the bill sponsor: www.nonprofithousing.org/ActionCenter
- Join NPH's Legislative Issues Working Group to discuss affordable housing policy and the Legislature: pedro@nonprofithousing.org
- Endorse our efforts and join our coalition: jr@nonprofithousing.org

*AB 1482 is an NPH Sponsored Bill for the 2019 legislative session.
Visit nonprofithousing.org/ActionCenter to view NPH's full Legislative Agenda.*