



Summary of the Tenant Protection Act

For Landlords and Tenants

Who Is Not Covered by the Tenant Protection Act?

Some housing types are not covered:

- Housing built within the last 15 years (except mobile homes)
- Income-restricted affordable housing
- Dormitories owned by schools or universities
- Single-family homes or condominiums (unless corporate-owned or proper notice is not provided)

Rent Increase Limits

Rent caps depend on several factors.

Check eligibility online:

www.tenantprotections.org/eligibility/

Waiver of Rights Is Not Allowed

Tenants cannot waive their legal rights under the Tenant Protection Act.

Any lease clause attempting to do so is not valid.

Notice Requirements for Rent Increases

- Most rent increases require at least **30 days' notice**
- Some situations require more time

For more information:

See the California Tenants' Handbook which can be found online at:

www.cityofdavis.org/rentalresources

When Can a Tenant Be Evicted?

Eviction protections apply when:

- All tenants have lived in the unit for 12 months, or
- One tenant has lived there for 24 months

Key rules:

- A landlord must provide a valid reason for eviction:
 - **At-fault** (tenant caused the issue), or
 - **No-fault** (tenant did not cause the issue)
 - Lease expiration alone is not a valid reason
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Notice for Curable Lease Violations

- Tenant must receive notice and time to fix the issue
 - If not corrected, a 3-day notice to quit may be issued
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No-Fault Evictions

For most no-fault evictions:

- The landlord must provide a **60-day notice**
- The notice must include information about **relocation assistance**

Relocation Assistance:

The landlord must either:

- Pay the tenant one month's rent, or
- Waive the tenant's last month of rent

This must be done within 15 days of notice.

Important

- If the landlord does not provide relocation assistance, the notice is **invalid**
 - If the tenant does not move out, the landlord may seek damages
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Required Notices to Tenants

All covered tenants must receive this notice:

“California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the tenants has continuously and lawfully occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.”

Notice for Exempt Properties (Single-Family Homes or Condos)

If a property is exempt, the landlord must provide written notice.

Required Notice Language:

“This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.”

Important:

- If this notice is **not provided**, the property is **not exempt**

Additional Information

For more details:

- See the California Tenants Handbook
- Check online at: www.cityofdavis.org/rentalresources