



LOCAL RENT STABILIZATION LAWS: PERMISSIBLE RENT INCREASES¹

State law (the California Tenant Protection Act) limits how much your landlord can increase your rent over any 12-month period. Rent increases are capped at “5% plus the percentage change in the cost of living” from the previous year, with a maximum annual increase of 10%. ([Civ. Code § 1947.12](#).) These rent-increase caps apply to most California rental housing that is more than 15 years old. Visit oag.ca.gov/housing to learn more.

Many California cities and counties have local rent control or rent stabilization laws that provide stronger rent-increase protections for their residents. ([Civ. Code § 1947.12](#), subd. (m)(2).) If you live in a city or county with stronger rent protections than state law, the local law applies to you. By contrast, if your city’s protections do not apply to your rental unit or are less protective than the Tenant Protection Act, the Act’s rent-increase limits apply unless your unit is exempt from the Act.²

Please be advised that local rent stabilization laws generally do not apply to rent increases on (1) buildings with a certificate of occupancy issued after February 1, 1995, or (2) units that are “alienable separate from the title to any other dwelling unit.” ([Civ. Code § 1954.50](#), et seq.) Therefore, most single-family homes and condominiums are exempt from local rent stabilization laws, but check your local laws for how they cover ADUs and single-family homes or condominiums that are split into multiple units. Most local rent stabilization laws also exempt hospitals, long-term care facilities, and dormitories; government-owned or government-funded housing; individual bedrooms rented in single-family homes shared with the owner; hotels or shelters where the resident has stayed in a room for less than 30 days; and housing operated by a 501(c)(3) nonprofit organization, such as for childcare or drug treatment. Mobilehomes are covered under some but not all of these laws, and many cities and counties have separate ordinances providing rent-increase or eviction protections for mobilehome owners who rent lots in mobilehome parks.³

The chart below shows local rent stabilization laws, how they calculate their rent caps, and some key exemptions.⁴ These local laws vary—they set different rent-increase caps and can have different ways of calculating those caps, often based on changes in the Consumer Price Index.⁵ Cities and counties often publish the permissible rent increases on their website. The chart may not be comprehensive.

¹ Last updated September 1, 2024.

² See [Civil Code section 1947.12](#) for coverage and exemptions.

³ Check with your local government to determine whether you have any protections as a mobilehome owner.

⁴ This fact sheet is for informational purposes and should not be construed as legal advice. If you want advice on a particular case, you should consult an attorney.

⁵ The Consumer Price Index, or “CPI,” refers to the change in the “CPI-U for All Urban Consumers,” a number published by the U.S. Bureau of Labor Statistics (BLS), between a particular month and the same month one year prior. That change is made into a percentage and used to calculate the allowable rent increase. Some laws list specific months that are to be used for these calculations, and some don’t. The BLS data is searchable on the [California Department of Labor](#) website.

To confirm the protections in your locale, including the most up-to-date rent increase maximums, check directly with your city or county.

There are several cities not listed in the chart that do not limit rent increases, but instead allow the tenant to request a mediation or a relocation payment before certain increases may go into effect. Those cities include:

- [Gardena](#) (if the rent increase exceeds 5%)
- [Union City](#) (if the rent increase exceeds 7%)
- [Los Gatos](#) (rent increases exceeding the lower of 5% or 70% of the change in CPI are “unreasonable” and subject to arbitration)
- [Glendale](#) (tenant may request a relocation payment if the rent increase exceeds 7%)
- [San Rafael](#) (if the rent increase exceeds 5%)

This chart is for informational purposes only. To confirm the rental housing protections in your city or county please check directly with your city or county or contact legal aid. Information on local legal aid resources for tenants is available at lawhelpca.org.

If you are a city or county and have updated or revised information regarding your rental housing ordinance, please share that information with us at oag.ca.gov/report so that we can update this chart.

| County | Municipality | Rent-Increase Calculation and Notable Limitations | Rent-Increase Maximum as of 9/1/24 | Date Range for Rent-Increase Maximum |
|----------------|---|--|------------------------------------|--------------------------------------|
| Alameda County | City of Alameda Alameda Mun. Code, §§ 6-58.10, et seq. | One increase within a 12-month period of 70% of the change in CPI, up to a max. of 5%. If the CPI change falls below 1%, the rent may be increased up to 1%. Not applicable to Section 8 voucher holders. Landlords can bank increases, but may not in any year impose more than an additional 3% beyond the general increase. Check the link for other limitations. | 2.7% | 9/1/24 – 8/31/25 |

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| | Berkeley Berkeley Mun. Code, chapter 13.76 | <p>For units with certificates of occupancy issued before 6/30/80, one increase in a 12-month period to the maximum lawful rent, which is increased each year by 65% of the change in CPI, up to a max. of 7%.</p> <p>There is a limited exception for applying these increases to Section 8 voucher holders. Check with Berkeley for further information.</p> <p>Landlords cannot raise rent during the first 2 years of a tenancy.</p> | 1.9% | 1/1/24 – 12/31/24 |
| | Hayward Hayward Mun. Code, article 12-1 | <p>For units with certificates of occupancy issued before 7/1/79, one increase within a 12-month period of up to 5%.</p> <p>Landlords can bank increases and add them to a later general increase, but may not in any year impose a total increase greater than 10%.</p> | 5% | Every 12 months |
| | Oakland Oakland Mun. Code, chapter 8.22 | <p>For units with a certificate of occupancy issued before 1/1/83, one increase within a 12-month period of 60% of the change in CPI, up to a max. of 3%.</p> | 2.3% | 8/1/24 – 7/31/25 |

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| | | Landlords can bank increases and add them to later a general increase, but may not in any year impose a total rent increase that exceeds the lower of 3 times the current general increase, 10%, or 5% plus the change in CPI. | | |
| <i>Contra Costa County</i> | Antioch Antioch Mun. Code, §§ 11-1.01, et seq. | One increase within a 12-month period of 60% of the change in CPI, up to a max. of 3%. | Check the link for the most current allowable rent increase. | Antioch recalculates the allowable rent increase every 1-2 months. |
| | Concord Concord Mun. Code, chapter 19.40 | One increase within a 12-month period of 60% of the change in CPI, up to a max. of 3%. | 2.52% | 4/1/23 – 7/31/25 |
| | Richmond Richmond Mun. Code, chapter 11.100 | Rent may be increased by 60% of the change in CPI, up to a max. of 3%. Landlords can bank increases and add them to a later general increase, but may not in any year impose a total increase greater than 5%. | 1.4% | 9/1/24 – 8/31/25 |
| <i>Los Angeles County</i> | City of Los Angeles L.A. Mun. Code, §§ 151.00, et seq. | For units with certificates of occupancy issued before 10/1/78, one increase within a 12-month period of 100% of the change in CPI, up to a max. of 8%. If the CPI falls below 3%, the rent may be increased up to 3%. | 4% | 7/1/24 – 6/30/25 |

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| | | Landlords can increase further if they provide gas and electric utilities. LAHD provides a rent increase calculator here . | | |
| | Baldwin Park Baldwin Park Code, chapter 117 | Rent may be increased by 100% of the change in CPI, up to a max. of 5%, within any 12-month period. If the CPI falls below 1%, the rent may be increased up to 1%. Not applicable to Section 8 voucher holders. | 3.9% | 8/1/24 – 7/31/25 |
| | Bell Gardens Bell Gardens Mun. Code, chapter 5.62 | One increase in a 12-month period of 50% of the change in CPI, up to a max. of 4%. Units with rent below 80% of fair market value may be increased up to an additional 3%. | 1.95% | 11/1/24 – 10/31/25 |
| | Beverly Hills Beverly Hills Mun. Code, §§ 4-5-101, et seq. , §§ 4-6-1, et seq. | One increase in a 12-month period of 3% or up to 100% of the change in CPI if the CPI is higher than 3%. Slightly different formula applies for tenants living in buildings built before 9/20/78 and whose rent started at \$600 or less. Check the link for the current increase permitted for these tenancies. | 3.9% | 8/1/24 – 7/31/25 |

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| | Cudahy Cudahy Mun. Code, chapter 5.13 | One increase in a 12-month period of 100% CPI, up to a max. of 3%. | 3% | 7/1/24 – 6/30/25 |
| | Culver City Culver City Mun. Code, §§ 15.09.200, et seq. | One increase in a 12-month period of 100% CPI, up to a max. of 5%. If the CPI falls below 2%, the rent may be increased up to 2%. Not applicable to Section 8 voucher holders. | Check the link for the most current allowable rent increase. | Culver City recalculates the allowable rent increase 6 weeks in advance of every month. |
| | Inglewood Inglewood Mun. Code, article 8-10 | For buildings with 5 or more units, one increase in a 12-month period of 3% or up to 100% of the change in CPI if the CPI is higher than 3%, up to a max. of 10%. For buildings with 4 or fewer units, one increase in a 12-month period of 5% plus the change in CPI, up to a max. of 10%. | For buildings with 5+ units: 3.9% For buildings with 1-4 units: 8.9% | 7/1/24 – 6/30/25 |
| | Maywood Maywood Mun. Code, §§ 8-21.01, et seq. | One increase in a 12-month period of 100% of the change in CPI, up to a max. of 4%. | 3.9% | 9/22/24 – 6/30/25 |
| | Los Angeles County (unincorporated areas only) L.A. County Code, chapter 8.52 | One increase in a 12-month period of 100% of the change in CPI, up to a max. of 8%. If the CPI falls between 1% and 3%, the rent may be increased up to 3%. Check the link for more information. | 4% | 1/1/24 – 12/31/24 |

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| | Pasadena Pasadena City Charter, §§ 1801 et seq. | One increase in a 12-month period of 75% of the change CPI. | 3% | 10/1/24 – 9/30/25 |
| | Pomona Pomona City Code, §§ 30-571, et seq. | One increase in a 12-month period of 100% of the change in CPI, up to a max. of 4%. Not applicable to Section 8 voucher holders. | 4% | 8/1/24 – 7/31/25 |
| | Santa Monica Santa Monica City Charter, §§ 1800, et seq. | For units with certificates of occupancy issued before 4/10/79, one increase in a 12-month period to the maximum lawful rent, which is increased each year by 75% of the change in CPI, up to a max. of 3%. Not applicable to buildings of 1-3 units where the owner resides in one of the units at all points of the tenancy. | 3% (some units during this year may obtain a 3% increase) | 9/1/24 – 8/31/25 |
| | West Hollywood West Hollywood Mun. Code, tit. 17 | For units with certificates of occupancy issued before 7/1/79, one increase per 12-month period of 75% of the change in CPI, up to a max. of 3%. Landlords can increase further if they provide gas and electric utilities. A slightly different formula may apply for tenants who have lived in | 3% | 9/1/24 – 8/31/25 |

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| | | their units since before 1996. | | |
| Marin County | Fairfax Fairfax Town Code, chapter 5.55 | One increase in a 12-month period of 75% of the change in CPI, up to a max. of 5%. | 2.85% | 9/1/24 – 8/31/25 |
| | Larkspur Larkspur Mun. Code, chapter 6.20 | One increase in a 12-month period of 5% plus the change in CPI, up to a max. of 7%. | 7% | The allowable increase is recalculated monthly, based on the most recent CPI data. |
| Orange County | Santa Ana Santa Ana Mun. Code, §§ 8-3140, et seq. | One increase in a 12-month period of 80% of the change in CPI, up to a max. of 3%. | 3% | 9/1/24 – 8/31/25 |
| Riverside County | Palm Springs Palm Springs Mun. Code, chapter 4.02 | <p>For units where construction had started as of 4/1/79, the rent was less than \$450 as of 9/1/79, and the tenants have continuously resided in the unit since 12/17/94:</p> <p>One increase in a 12-month period that would result in the rent being higher than the rent charged as of September 1, 1979 in an amount equal to 75% of the CPI increase since September 1979.</p> <p>For all other buildings not exempt under state law, one increase in a 12-month period of 5% plus the change in CPI, up to a max. of 10%.</p> | Check with Palm Springs for the most current allowable rent increase. | The increase is based on comparing the most recent CPI increase available to the base date of September 1979, and comparing that to the rent in effect as of September 1, 1979. |

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| <i>Sacramento County</i> | City of Sacramento Sac. City Code, chapter 5.156 | One increase in a 12-month period of 5% plus the CPI, up to a max. of 10%. | 8.8% | 7/1/24 – 6/30/25 |
| <i>San Francisco County</i> | City and County of San Francisco S.F. Admin. Code, chapter 37 | For units with certificates of occupancy issued before 6/13/79, one increase of up to 60% of the change in CPI. There is a limited exception for applying these increases to Section 8 voucher holders. Check with San Francisco for further information. Landlords may bank increases and add them to a later general increase. | 1.7% | 3/1/24 – 2/28/25 |
| <i>Santa Clara County</i> | Mountain View Mountain View Charter, §§ 1700 et seq. | One increase of 100% of the change CPI, up to a max. of 5%. If the CPI falls below 2%, the rent may be increased up to 2%. Landlords may bank increases and add them to a later general increase, but may not in any year impose a total increase greater than 10%. | 2.4% | 9/1/24 – 8/31/25 |
| | San Jose San Jose Mun. Code, chapter 17.23 | For buildings with 3 or more units, and with certificates of occupancy issued on or before 9/7/79, one increase in a 12-month period of up to 5%. | 5% | Every 12 months |

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| | | Check with San Jose for further information on issues such as Section 8 coverage and banking rent increases. | | |
| <i>San Mateo County</i> | East Palo Alto E. Palo Alto Mun. Code, chapter 14.04 | For units with certificates of occupancy issued on or before 1/1/88, one increase of 80% of the change in CPI, up to a max. 10%. Not applicable to Section 8 voucher holders, or to buildings with 3 or fewer units where the owner has resided in one of the units for at least one year. Landlords may bank increases and add them to a later general increase, but may not in any year impose a total increase greater than 10%. | 1.9% | 7/1/24 – 6/30/25 |
| <i>Ventura County</i> | Ojai Ojai Mun. Code, tit. 11 | One increase of up to 4% every 12 months. Not applicable to Section 8 voucher holders. | 4% | Every 12 months |
| | Oxnard Oxnard City Code, §§ 27-20, et seq. | One increase of up to 4% every 12 months. Not applicable to buildings with 2 units where the owner resides in one of the units at all points of the tenancy. | 4% | Every 12 months |

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| | Thousand Oaks Thousand Oaks Ord. No. 755-NS | For tenants who have continuously resided in the unit since 1987, the rent increase is determined by analyzing the landlord's rental income in 1979 and its present rental income. | Check with the City of Thousand Oaks for further information on how to calculate the allowable rent increase. | |

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