



CITY OF OCEANSIDE

NEIGHBORHOOD SERVICES DEPARTMENT / HOUSING

California's Tenant Protection Act: Rent Maximums and Evictions for Just Cause

The Tenant Protection Act of 2019 – [AB 1482](#) Approved 10/08/2019
 Codified in California Civil Codes [§1946.2](#) and [§1947.12](#)

When does this law go into effect?

- Starts January 1, 2020 and expires on January 1, 2030 (unless continued by the State)

Rent Caps

What is the allowable rent increase?

- Rent for residential property may not increase more than 5% plus the percentage change in the regional cost of living (CPI) from the previous year
- Maximum rental increase for the year cannot exceed 10%
- Your rent cannot be raised more than two times in a twelve-month period, and the total increase cannot exceed the annual allowable amount
- You are entitled to proper notice of a rent increase, at least 30 days' written notice if your landlord intends to raise your rent less than 10% or 90 days if more than 10% of the what the rent was twelve (12) months prior.

Maximum Rent Increase	
For rent increases that took effect Aug. 01, 2024 through July 31, 2025	8.6%
For rent increases that take effect on Aug. 01, 2025 through July 31, 2026	8.8%

What rental units are covered under Rent Caps?

Applies to both rental properties leased by a property owner and/or its representatives (e.g. landlord or property management company) AND tenants who are subleasing their housing unit.

What rental units are not included?

- Apartment communities built within the last 15 years.
- Single family residences, condos, townhouses or mobilehomes not owned by a real estate investment trust, corporation, LLC or management of a mobilehome park AND if the tenant was provided with a specific written notice that the residential property is exempt.
- Owner-occupied duplex (owner occupies one of the units as their principal place of residence but rents the other).
- Housing already under rent control AND the rent increase is less than allowed in this law.
- Housing restricted as affordable housing.
- School dormitories.

THIS IS NOT LEGAL ADVICE, FOR MORE INFORMATION PLEASE CONTACT:
 CSA San Diego County · oureach@c4sa.org or phone at 619-444-5700 · www.c4sa.org



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Evictions for Just Cause

As of January 1, 2020, your landlord needs 'Just Cause' in order to evict you, if:

- All tenants have lawfully and continuously lived in the property for 1 year or more, or
- At least one tenant has lawfully and continuously lived in the property for 2 years or more.
- 'Just Cause' can be either 'At-Fault' or 'No-Fault'.

'At-Fault' Reasons for Eviction	'No-Fault' Reasons for Eviction
<ul style="list-style-type: none">✓ Non-payment of rent✓ Material breach of rental agreement✓ Nuisance✓ Damaging property✓ Non-renewal of lease✓ Criminal activity on the property✓ Subletting in violation of lease✓ Denying landlord access✓ Using the premises for an unlawful purpose✓ Employee, agent, or licensee's failure to vacate after termination✓ Failure to deliver possession as provided in written notice/offer	<ul style="list-style-type: none">✓ Owner or relative move-in: Must be the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents.✓ Taking the property off the rental market (Ellis Act)✓ Compliance with a government order, court order, or local ordinance that requires vacancy✓ Intent to demolish or substantially remodel the property

In most cases, owners must first give notice of violation and an opportunity to cure the violation prior to issuing notice of termination.

Relocation assistance is required for evictions based on 'No-Fault,' equal to one-month's rent paid within 15 days of service of the no-fault eviction notice.

Owner has option of waiving, in writing, last month's rent instead of making relocation payment

Exempt from the just cause requirements - Owners must notify tenants if the property is exempt from 'Just Cause'.

- Includes those exempt from the new rent control, and:
- Single-family owner-occupied residences, provided that owner-occupant is renting no more than two units or bedrooms
- Housing in which the tenant shares bathroom or kitchen facilities with the owner (must be owner's principal residence)
- Transient and tourist hotels
- Nonprofit hospitals, religious facilities, and other care facilities

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California's Tenant Protection Act:

- Evictions for Just Cause – Substantial Rehabilitation & Owner Move-In
- Enforcement

The Tenant Protection Act of 2019, as amended by [SB 567](#) **Effective 04/01/2024**
Codified in California Civil Codes [§1946.2](#) and [§1947.12](#)

Evictions for Just Cause

As of January 1, 2020 through January 1, 2030, your landlord needs 'Just Cause' in order to evict you, if:

- All tenants have lawfully and continuously lived in the property for 1 year or more, or
- At least one tenant has lawfully and continuously lived in the property for 2 years or more.
- 'Just Cause' can be either 'At-Fault' or 'No-Fault'.
- As of April 1, 2024 there are additional requirements for No-Fault Evictions based on Substantial Rehabilitation of the Unit or an Owner/Relative Moving In.

No-Fault Eviction: Substantial Rehabilitation eff April 1, 2024

- Applies when the property owner intends to demolish or substantially remodel the property to replace or substantially modify any structural, electrical, plumbing, or mechanical system.
- Written notice must be provided and include:
 - Stating if the remodel or demolition does not commence or is completed, the owner must offer you the opportunity to re-rent at the same rent and terms. Tenant must notify within 30 days and reoccupy within 30 days of notifying of their acceptance of the offer to re-rent.
 - Description of the substantial remodel to be completed, the approximate expected duration of the substantial remodel, or if the property is to be demolished, the expected date by which the property will be demolished.
 - A copy of the permits or if no permit required a copy of the signed contract with the contractor completing the work.
 - Tenant must inform owner of interest in re-occupying the unit and contact information.

No-Fault Eviction: Owner/Relative Move-In eff April 1, 2024

- Written notice of name and relationship to owner. Tenants may request proof of a relationship.
- Owner or relatives must move in within 90 days.
- If the owner/relatives fails to occupy the unit within 90 days, the owner must offer the unit to the same tenant at the same rental rate and terms and reimburse the tenant for reasonable moving expenses beyond relocation assistance.

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HOUSING & NEIGHBORHOOD SERVICES DEPARTMENT

Landlord Tenant Relations | Resources & Who to Contact

Whether renting a room, an apartment, a house, or a duplex, the relationship between a renter and the property owner is governed by federal and state laws. The City of Oceanside does not enforce federal and state laws related to landlord-tenant issues. The following information and resources may be of assistance to you or visit our [Landlord-Tenant web page](#):

State of California

- [Guide to Tenant's and Landlord's Rights and Responsibilities](#) (Jan 2025)
- [Arrendatarios de California \(Español\)](#)
- Landlord Tenant Resources at [Housing is Key](#)
- Office of the Attorney General
 - [Landlord-Tenant Issues](#)
 - [Know Your Rights Guides](#)
 - [File a Complaint Against a Business](#)

LawHelpCA: California's official and free legal resource.

- Information about common legal issues, 16 general topics and over 140 specific subtopics
- UPDATED directory of legitimate and pre-screened organizations that offer free or low-cost legal advice and representation

<https://www.lawhelpca.org/>

- [Landlord and Tenant Issues](#)
- [Evictions](#)
- [Security Deposits](#)
- [Discrimination](#)

[CSA San Diego County](#)

The City of Oceanside contracts with CSA San Diego County regarding landlord-tenant and fair housing issues.

Hours: 8:30 a.m. to 4:00 p.m.

- Mon-Wed
Chavez Resource Center
605 San Diego St Oceanside 92054
- Thurs at Libby Lake Resource Center
4700 N River Rd, Oceanside 92057
- oureach@c4sa.org or 619-444-5700

[Legal Aid Society of San Diego \(LASSD\)](#)

Legal assistance to lower-income San Diego County residents.

North County Office

Hours: 9:00 a.m. to 5:00 p.m. M-F
100 E. San Marcos Blvd, Suite 308
San Marcos, CA 920691
(877) 534-2524

[San Diego Superior Court Self Help Center](#)

- [Landlord Tenant](#)
- Frequently Asked Questions: [Tenants](#) or [Landlords](#)
- [California Courts Self-Help Resources](#)



HOUSING & NEIGHBORHOOD SERVICES DEPARTMENT

Landlord Tenant Relations | Resources & Who to Contact

[Lawyer Referral](#) & Information Service and
[Landlord Tenant Information](#) from the **San Diego**
County Bar Association.

- [Landlord-Tenant Law](#)

(800) 464-1529
(619) 231-8585
LRIS@sdcba.org

[San Diego Volunteer Lawyer Program](#)

Free civil legal services to disadvantaged families, seniors, persons with disabilities, persons infected with HIV or AIDS, and domestic violence survivors in San Diego County. Contact this group by attending a clinic at one of several locations.

619.235.5656
info@sdvlp.org
707 Broadway, Suite 1400
San Diego, CA 92101

The names and contact information are provided as a resource and not in the way of endorsement by the City of Oceanside. The resources list is intended as a brief overview and may not include all available local, state and federal resources.

This information is provided by the City as a community service. For more information, please visit our website at www.oceansideHA.com or call us at 760-435-3360