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Below is a **compliant AB 1482 disclosure form** — as required under **California Civil Code §1946.2(f)** — for use in lease agreements **subject to the California Tenant Protection Act of 2019 (AB 1482)**. This disclosure is **mandatory** and must be included either **in the lease itself** or provided as a **separate written notice** to tenants in **non-exempt** properties.

*****Note:** If your property is exempt from AB 1482 (e.g., single-family home not owned by a corporate entity, built in the last 15 years, etc.), the law requires a different exemption notice. The version below assumes the property **is covered** by AB 1482. *******

AB 1482 – Tenant Protection Act of 2019

Required Lease Disclosure – Civil Code §1946.2(f)

For Properties Subject to Rent Cap and Just Cause Protections

Tenant(s): _____

Rental Property Address: _____

City, State, ZIP Code: _____

Dear Tenant(s),

This property is **subject to the California Tenant Protection Act of 2019 (AB 1482)**. This means that, as your landlord, we are required by law to inform you of your rights under this legislation.

Pursuant to **California Civil Code §1946.2(f)**, we hereby provide the following written notice:

This property is subject to the rent cap and just cause eviction provisions of the California Tenant Protection Act (Civil Code section 1946.2 and 1947.12). You may not be evicted without just cause, and your rent may not be increased by more than the maximum amount allowed by state law.

Summary of Your Rights Under AB 1482

1. Rent Increases Are Limited:

Annual rent increases are capped at **5% of the current rent plus the local Consumer Price Index (CPI)**, or **10%**, whichever is lower.

2. Just Cause Is Required for Termination:

You may only be evicted for “just cause,” which includes both:

- **At-Fault Causes** (e.g., nonpayment of rent, lease violations, criminal activity), and
- **No-Fault Causes** (e.g., owner move-in, withdrawal from rental market, substantial renovations).

3. Relocation Assistance:

For **no-fault evictions**, you are entitled to **relocation assistance or rent waiver equivalent to one month’s rent**, as required by law.

4. Disclosure Requirements:

This notice is provided to comply with Civil Code §1946.2(f) and must be retained with your lease records.

If you have questions about these protections or would like to view the full text of the Tenant Protection Act, please visit:
<https://leginfo.legislature.ca.gov>

If you believe your rights are being violated, you may also contact your local housing authority or legal aid organization.

Landlord/Agent Name: _____
Signature: _____ **Date:** _____

Tenant(s) Signature(s):

1. _____ Date: _____
2. _____ Date: _____
3. _____ Date: _____

Instructions:

- Include this form with **new lease agreements** or provide it **as a separate disclosure** to existing tenants (preferably with a dated cover letter or receipt).
- Retain a signed copy for your records.
- If your property is **exempt**, I can generate the required **exemption notice** instead.