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AB 1482 Exemption Disclosure

**For Exempt Residential Rental Properties
(California Civil Code §1946.2(g)(1))**

Tenant(s): _____

Rental Property Address: _____

City, State, ZIP Code: _____

Dear Tenant(s),

In accordance with **California Civil Code §1946.2(g)(1)** and applicable **Alameda County ordinances**, this written notice is provided to inform you that the residential rental unit you are occupying is **exempt from the rent cap and just cause eviction provisions** of the **California Tenant Protection Act of 2019 (AB 1482)**.

Required Language (CC §1946.2(g)(1))

"This property is not subject to the rent cap and just cause eviction requirements of the California Tenant Protection Act (Civil Code sections 1946.2 and 1947.12). However, it may still be subject to other local rent control or eviction control ordinances."

Basis for Exemption from AB 1482

This property qualifies for exemption under one or more of the following categories:
(Please check all that apply)

- **Single-family home or condominium that is not owned by a real estate investment trust (REIT), corporation, or LLC with at least one corporate member**
 - **New construction – the unit received a certificate of occupancy within the past 15 years**
 - **Government-subsidized housing (e.g., Section 8, LIHTC)**
 - **Owner-occupied duplex, where the owner lives in one unit**
 - **Other legally recognized exemption:** _____
-



Alameda County Tenant Protections May Still Apply

Although this unit is **exempt from AB 1482**, it may still be subject to **Alameda County tenant protection laws**, including:

- **Just Cause Eviction Ordinances (Measure W, local city laws)**
- **Relocation assistance requirements**
- **Anti-harassment ordinances**
- **COVID-era protections** (if any remain in effect)

You are encouraged to consult your local housing authority or a qualified attorney for more information about your rights under county and city law.

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

Tenant(s) Signature(s):

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

Instructions for Landlords:

- This notice must be **included in the lease** or provided as a **standalone written notice** (ideally with proof of delivery)
- Must be **given at the outset of the tenancy**, or as soon as possible for existing tenancies
- You must also **be able to prove the exemption** (e.g., with title records or certificate of occupancy)