



# 5 Essential Laws Every California Landlord Must Know



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# Security Deposit Laws

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- Starting July 1, 2024, landlords can only charge a maximum security deposit of one month's rent for both furnished and unfurnished units. This is a change from the previous limits of two months' rent for unfurnished and three months' for furnished units.
- Landlords must return the security deposit within 21 days after the tenant moves out, along with an itemized statement of any deductions for damages, unpaid rent, or cleaning.



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# Eviction Laws

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- Effective April 1, 2024, landlords face stricter requirements for "no-fault" evictions where they want to move into the property themselves or take it off the rental market. They must move in within 90 days and live there as their primary residence for at least 12 months.
- For all evictions, landlords must follow the proper judicial process, including serving the tenant with written notice and obtaining a court order. Self-help evictions are illegal in California.



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# Rent Control and Increase Laws

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- Under the Tenant Protection Act (AB 1482), annual rent increases are capped at 5% plus the local inflation rate, up to a maximum of 10%. This applies to most rental units that are at least 15 years old.
- Landlords must provide proper advance notice for rent increases, typically 30 days for increases under 10% and 60 days for increases over 10%.



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# Habitability Requirements

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- Landlords must maintain rental units in a habitable condition by keeping certain amenities in good working order, such as plumbing, heating, electricity, and weatherproofing.
- If landlords fail to make necessary repairs after being notified, tenants can use remedies like withholding a percentage of the rent or making repairs themselves and deducting the cost from rent.



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# Additional Updates for 2024

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- New screening laws prevent discrimination based on credit history if the tenant receives a government rental subsidy. Landlords must offer alternative evidence of the tenant's ability to pay rent
- Landlords cannot discriminate against tenants based on protected characteristics such as race, religion, gender, familial status, disability, or source of income. This includes not denying rentals based solely on credit history if an applicant holds a government rental subsidy like Section 8



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