



CALIFORNIA PROPERTY LAW GROUP, APC

A Professional Law Corporation
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California passed a law known as AB1482 back in 2019. This law limits the ability of landlords to raise the rent and requires just cause reasons for eviction. If your property falls under one of the listed exemptions, you can opt out of this law by serving this notice onto your tenant. The most common exemption is when the property is not held in the name of a corporation, real estate investment trust, or an LLC. If your property is held in any other capacity, you may qualify for this exemption.

There are two forms attached here:

The first form should only be sent to tenants whose tenancies started on or before July 1, 2020. If your tenant started their tenancy on or after July 1, 2020, this language **must** be in the lease agreement, or you can serve the second form. The second form takes 30 days to take into effect, so please keep that in mind.

Failure to provide this notice or incorporate it into your leases can subject yourself to this law, and you will be limited in terms of how much you can raise the rent and for what reasons you can evict your tenant.

The tenant must be notified in writing. You should mail the notice with certified mail or give them a copy personally. Do not e-mail it to the tenant.



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**NOTICE TO TENANTS – THIS TENANCY IS EXEMPT FROM
STATEWIDE RENT CONTROL AB 1482 – FOR TENANCIES STARTED
BEFORE JULY 1, 2020**

TO: _____

AND TO ALL OTHERS IN POSSESSION OF:

This premises is not subject to the rent limits imposed by Civil Code Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Civil Code Section 1946.2. This property meets the requirements of Sections 1947.12(d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following:

1. A real estate investment trust, as defined by Section 856 of the Internal Revenue Code;
2. A corporation or;
3. A limited liability company in which at least one member is a corporation.

The premises herein referred to is located at the following location:

LANDLORD/AGENT

Date: _____



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**NOTICE OF CHANGE OF TERMS OF TENANCY CIVIL CODE 827 - FOR
TENANCIES STARTED AFTER JULY 1, 2020**

To: _____

the tenant(s) who is in possession of the premises located at:

You are hereby notified, in accordance with Civil Code Section 827, that 30 days after service upon you of this notice, your lease agreement will change in the following manner:

"This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code and the owner is not any of the following:

- (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code;
- (2) a corporation; or
- (3) a limited liability company in which at least one member is a corporation.

Dated

Signature of Landlord

Printed name of Landlord