

# RED ALERT



## Urge Your Assembly Member to Vote NO on AB 1482 and AB 1481 that Establish Restrictive Rent Caps and “Just Cause” Evictions

C.A.R. OPPOSES UNLESS AMENDED AB 1482 (Chiu), which creates a very restrictive statewide rent cap, and AB 1481 (Grayson and Bonta), which establishes statewide “just cause” evictions. C.A.R. has been negotiating in good faith with the bills’ authors in an attempt to make reasonable amendments to both bills, thus removing C.A.R.’s opposition. As of now, those negotiations have stalled. As a result, C.A.R. OPPOSES both bills. The Assembly could vote on these bills as soon as TODAY.

### Action Item

Contact Your Assembly Member TODAY

Call 1-800-798-6593

Enter Your PIN Number <NRDS ID> followed by the # sign to be connected to your Assembly Member’s Office.

When connected, please urge your Assembly Member to Vote NO on AB 1482 and AB 1481 because they discourage rental housing in California.

**Also, if you use Twitter™, please Tweet the following:**

*Rent caps as restrictive as those required by #AB1482 will only discourage rental housing and make our #housingcrisis worse. Please vote NO, <insert legislator Twitter handle>. #CALeg*

Assembly Member	PIN Number	Twitter™ Handle
Ed Chau	3049	@AsmEdChau

### Issue Background

Under current law, unless a local government has enacted rent control, there is no cap on rent. Additionally, current law allows rental property owners to end a tenancy without cause.

AB 1482 establishes a rent cap of 5% plus regional CPI on all residential rental properties, except rent-controlled and deed-restricted units.

AB 1481 prohibits a rental property owner from terminating a lease without “just cause,” and requires a property owner to provide relocation assistance to tenants for “no-fault” evictions.

### Why C.A.R. is OPPOSING AB 1482 and AB 1481

**Both bills discourage the production of rental housing.** Establishing rent caps that are this restrictive and forcing landlords to demonstrate cause to evict a tenant creates a disincentive for developers to build and property owners to offer rental housing in California.

**Neither bill addresses the core cause of the housing affordability crisis, which is the lack of supply.** As other measures designed to increase the housing supply languish in the Legislature, AB 1482 and AB 1481 not only don't increase the supply, they discourage those who develop and provide rental housing from doing so.

**Both bills greatly harm small property owners.** A property owner who owns even one unit will be severely affected by these bills. As a result, small property owners may decide to pull their units off the market rather than be forced to drastically limit rents.

**For More Information**

Please contact [deannk@car.org](mailto:deannk@car.org).