

# RENTAL INCREASES: WHAT TO KNOW AND WHAT TO DO



## 1) HOW MUCH CAN AN OWNER INCREASE MY RENT?

The amount of the allowable increase depends on where you live and what type of housing you live in. Many tenants in Marin are protected by a state rent cap set by **Assembly Bill 1482 (AB 1482)**.

To calculate the allowable rent increase under AB 1482, you add the Consumer Price Index (CPI) + 5%. As of April 2023, that number is **9.2%**. This means the landlord cannot raise your rent more than 9.2% beginning August 1, 2023. The CPI is calculated each April and therefore may impact increase limits each year.

If you live in **Larkspur or Fairfax**, the rent cap is even more restrictive. Contact us or the city for the latest information.

## 2) WHAT IF MY UNIT IS NOT PROTECTED BY AB 1482 OR A LOCAL ORDINANCE?

If your unit is **not protected**, then your landlord may increase your rent **above 9.2%**. HOWEVER, Marin County has been declared in a state of emergency until September 24, 2023 which means:

- landlords are prohibited from increasing rental prices by **more than 10% until September 25, 2023**,
- this applies to existing and new tenants.

## 3) HOW DO I CHALLENGE AN UNLAWFUL RENT INCREASE?



A. Write to your owner/property manager directly about the unlawful increase:

- Keep all communications with your owner/manager in writing (text, email, letter) and keep a copy for your records.

B. Speak to an attorney:

- Get help at Legal Aid of Marin. If you qualify for our services, we will speak to the landlord on your behalf.

C. Request Mediation with the Marin District Attorney's Office:

- Any tenant in Marin can request free and confidential mediation services with the District Attorney's office.
- If you live in **Fairfax, Unincorporated Marin, or San Rafael**, your landlord is required to participate in the mediation IF you request the mediation within 10 days of receiving the rent increase notice.

## CONTACT US

Contact us to determine the maximum allowable increase for your unit.

