

2020 Miscellaneous Landlord Tenant Laws QUICK GUIDE

Below is a Quick Guide provided by the California Association of Realtors:

RENT INCREASES GREATER THAN 10%

Prior to January 1, 2020, a 60-day notice is required to increase rent more than 10% in any 12-month period.

- On or after January 1, 2020, a 90-day notice is required to increase rent more than 10% in any 12-month period.

Prior to January 1, 2020, a 30-day notice is required to increase rent less than or equal to 10% in a 12-month period.

- On or after January 1, 2020, a 30-day notice remains the requirement to increase rent less than or equal to 10% in a 12-month period.

NOTE: On any date, rent increases of more than 10% are prohibited if the County where property is located is covered or affected by a State of Emergency.

SECTION 8 TENANT APPLICANTS

Prior to January 1, 2020, "source of income" is considered a protected class.

- On or after January 1, 2020, Section 8 housing is specifically included as protected. Even though the Section 8 program has other requirements, prohibiting Section 8 applicants is likely problematic and in violation of California law.

Landlord cannot:

- Advertise "No Section 8 Accepted;"
- Refuse to make repairs required by the Housing Authority;
- Treat Section 8 recipients differently from other tenants.

Landlord can:

- Determine rental amount;
- Collect a security deposit (but first month rent is tied to the tenant portion of rent);
- Apply income standards but can only apply income standards to the tenant portion of rent.

MILITARY STATUS

- Military and Veteran status are added to the list of protected classes. Landlord cannot discriminate against a person because of their status in either category.
- Landlord cannot charge a military member who is called into active status more than one-month's rent as a security deposit, if unfurnished unit, or two-month's rent as security deposit for furnished units.
- Applies to new security deposit at the commencement of the lease (or increases made to security by way of a change in terms of tenancy)
- Applies to active or reserve members of the Armed Forces, or National Guard, National Militia, or State Military Reserves.

FAMILY DAY CARE HOMES

- Are treated as residential use (not a business use) and are permitted to have up to 14 children.
- Applies to single family residential, townhomes, and multi-family such as apartments.
- May be limited by local fire marshal restrictions.
- Owner/Landlord cannot refuse to rent or impose additional requirements because tenant uses or intends to use a day care.

For a copy of the CAR Quick Guide, please click [here](#).

