

June 2020



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Dear Greetings!,

**Stay updated with our newsletter!** Here are just some quick updates we thought you'd be interested in.

## Time is Running Out - AB 1482 Exempt Property Disclosure Deadlines Approaching

**By: Stephanie Foster, Esq.**

AB 1482 ("the California Tenant Protection Act of 2019") is a state law that went into effect on January 1, 2020. It requires landlords to have "just cause" to terminate a tenancy, limits the annual rent increase to no more than 5% plus local CPI (or 10% whichever is lower), and applies to all California housing *unless* the property falls into one of the exempted categories. Some common exemptions include but are not limited to units that were constructed within the last 15 years (on a rolling basis), two unit properties where one unit is owner occupied, and single family homes or condos (with certain restrictions).

An owner claiming an exemption must provide specific written notice to the tenants about the exemption. For new tenancies, this means the written notice must be in any new lease starting July 1, 2020.

For existing tenancies, notice must be provided in writing to the tenant no later than August 1, 2020. If the specific notice is not provided, landlords risk losing this exemption all together.

The attorneys at Steven Adair MacDonald & Partners, P.C. can determine if a rental unit is exempt and provide notice. Contact our office to schedule a consultation as time is running out.

Sincerely,

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Have a legal question you need answered?  
Feel free to call us and schedule a free 20 minute initial  
consultation with one of our attorneys today!



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The attorneys at Steven Adair MacDonald & Partners represent clients with landlord-tenant and other real estate legal needs throughout the San Francisco Bay Area.

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