

## Miscellaneous Landlord Tenant Laws for 2020

### 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.

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 90-day notice is required to increase rent more than 10% in any 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.