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ISSUE NO. 10

City of Glendale

RENTAL RIGHTS NEWSLETTER

We want your feedback! Help us improve—take our short survey.

Need Assistance? Contact the Rental Rights Program at
(818) 548-3706 or Rent@GlendaleCA.gov for support.

IN THIS ISSUE:

Program Updates: New Rent Cap

Spotlight: AB 1482 & New Rent Cap Overview: Discussion on the new rent cap and requirements for landlords.

Q&A: Is the rent cap in Glendale different from the state's rent cap?

Translations

For our non-English speaking community members, we offer resources in Armenian and Spanish.



Խնդրում ենք սեղմել ստորև գտնվող կոճակը՝ այս թղթակցի հայերեն տարբերակը հասնելու համար:



Por favor, haga clic en el botón de abajo para acceder a la versión en español de este boletín.



UPDATES AND INSIGHTS



New Rent Cap!

The annual rent cap under **AB 1482** (California Tenant Protection Act of 2019) has been updated. For applicable units in Glendale, the maximum allowable rent increase will be **8%**, effective August 1, 2025.

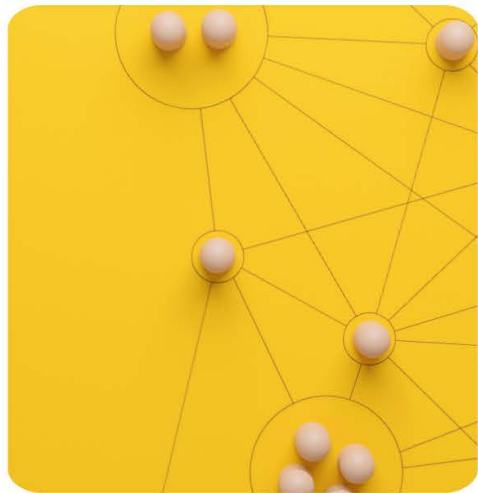
Learn More →



Tenant Resource Guide!

Need help with rent, food, legal services, or other support? Our new Tenant Resource Guide lists local programs and services available to Glendale renters. Pick up a copy at 141 N Glendale Ave, Room 202, Glendale, CA 91206 or download it anytime from our website.

Get the Guide →



Share Your Thoughts

Help us improve this newsletter! Take a quick survey to let us know what's helpful, what's missing, and how we can make this resource better for you. Your input helps shape future updates.

Take the Survey →



IN THE SPOTLIGHT



SPOTLIGHT: AB 1482 & NEW RENT CAP OVERVIEW

AB 1482, also known as the California Tenant Protection Act of 2019, is a statewide law that provides rent increase limits and just cause eviction protections for many residential rental units in California. The law was designed to offer more stability for renters while allowing reasonable increases for landlords.

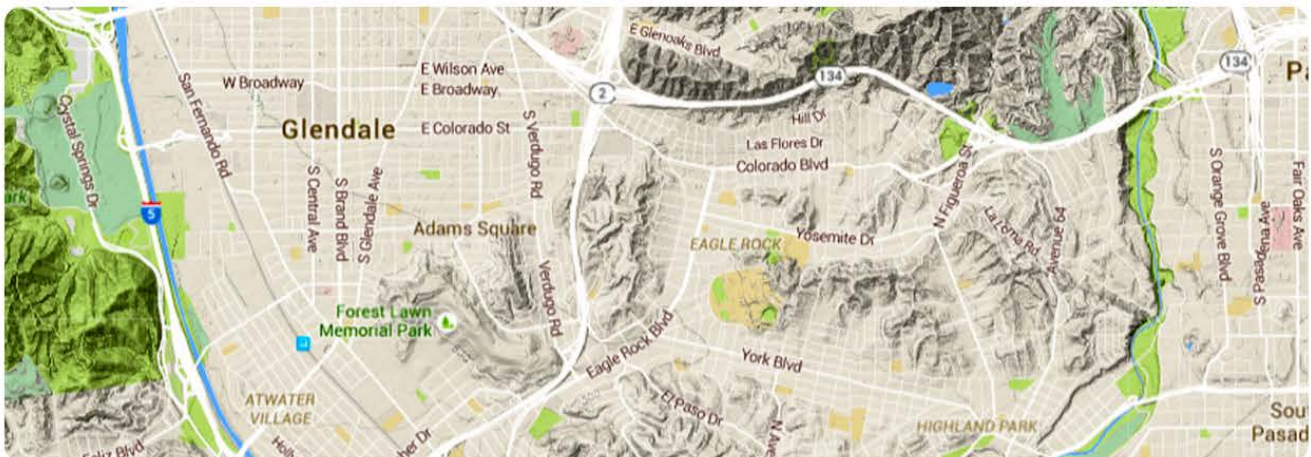
Under AB 1482, annual rent increases are limited to 5% plus the regional CPI. In Glendale, effective **August 1, 2025** the updated rent cap will be **8%**. The law generally applies to properties with two or more units.

If you plan to increase rent effective August, you must ensure the increase follows the updated rent cap and that proper written notice is provided to the tenant in accordance with state law.

Exemptions include:

- Affordable or subsidized housing
- Dormitories
- Newly constructed units (units built within the last 15 years)
- Single-family homes and condos owned by individuals (with proper notice)
- Owner-occupied duplexes

In addition to complying with AB 1482, landlords in Glendale must also follow local Rental Rights Program rules, including offering tenants a minimum one-year lease and complying with relocation assistance requirements.



QUESTION OF THE MONTH



Q:

Is the rent cap in Glendale different from the State's rent cap?

A:

Most rental units in Glendale are covered by the State rent cap under AB 1482, which limits annual rent increases. While Glendale does not have a separate local rent cap, the City's Rental Rights Program adds an important rule:

If a landlord increases rent by more than 7% in a 12-month period, they must offer relocation assistance to the tenant. Exemptions may apply. Learn more at glendalerentalrights.com.

RESOURCES & SUPPORT





Neighborhood Legal Services of Los Angeles (NLSLA)

This month, we're featuring NLSLA. If you are facing housing issues, eviction, or need legal help related to your rental situation, NLSLA may be able to assist. They provide free legal services to low-income individuals and families in Los Angeles County, including help with housing, benefits, and more.



Call: 800-433-6251



Visit: [NLSLA.org](https://www.nlsLA.org)

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This is an official publication of the City of Glendale Rental Rights Division.

For inquiries, comments and concerns regarding this Newsletter, please email or call.



Call: 818-548-3926



Email: Rent@GlendaleCa.gov



Visit: [GlendaleRentalRights.com](https://www.GlendaleRentalRights.com)

Disclaimer

The information provided here is intended as a general guideline based on California law and is not a substitute for professional legal advice. Laws and regulations can vary by location and may change over time. It's important to conduct your own research or consult with a qualified attorney to understand the current laws applicable to your specific situation. This content is designed to serve as a starting point and should not be considered definitive legal guidance.



RENTAL RIGHTS PROGRAM

COMMUNITY DEVELOPMENT DEPARTMENT