



## Assembly Bill 1482 - State Rent Control

### Change in Consumer Price Index – All Urban Consumers

Under California's [Tenant Protection Act of 2019](#) (AB 1482), **rent increases are capped at 5% plus the local Consumer Price Index (CPI) change, or a maximum of 10%, whichever is lower.** For rent increases taking effect on or after August 1st of each year, the relevant CPI is the one from April of that year. The specific CPI value varies by region as shown below. Click on this [link](#) to determine which region is applicable to your property. If your property is not located in one of the specified regions, use the California CPI.<sup>a,d,e</sup>

CPI Index (All Urban Consumers)	Annual % Increase (April 2024 to April 2025)	Rent Increase Cap (5% + CPI)	Max Allowable Increase (Subject to 10% Cap)
Los Angeles Long Beach Anaheim	3.0%	8.0%	8.0%
San Francisco Oakland Hayward	1.3%	6.3%	6.3%
San Diego Carlsbad <sup>b</sup>	3.8%	8.8%	8.8%
Riverside San Bernardino Ontario <sup>c</sup>	2.5%	7.5%	7.5%
California	2.7%	7.7%	7.7%

a) Source - U.S. Department of Labor, Bureau of Labor Statistics unless noted otherwise.

b) Beginning with the November 2017 data, indexes for San Diego-Carlsbad are published bi-monthly on odd numbered months only (January, March, etc.) and, therefore, the month of March is used.

c) Indexes for Riverside-San Bernardino-Ontario are published bi-monthly on odd-numbered months only (January, March, etc.), and therefore, the month of March is used.

d) Source: California Department of Industrial Relations (DIR). Source:

<https://www.dir.ca.gov/oprl/CPI/PresentCCPIchange.PDF>

(e) Tenant Relief Act (2021) Amendment - For rent increases effective on or after August 1st of each year, use the current Consumer Price Index for the region in which the property is located. All CPI percentages are rounded to nearest 1/10th of a percent.