California Rental Laws for East Bay Landlords

Not legal advice. We're property managers, not attorneys. This post reflects our professional experience — not legal counsel. For your specific situation, consult a licensed attorney ↓

Key Facts

East Bay rentals follow at least two layers of law: California statutes that apply everywhere, and city ordinances in places like Oakland, Berkeley, and Richmond that add rent limits, eviction rules, registration, and fees on top.

- **One law per page.** Each page answers what the law requires, who it affects, and what changed.
- **Every page is dated.** Look for the "Last reviewed" line in each page's Key Facts box.
- **Filter by city, topic, or status** in the table below, or open a city view to see local rules and the state rules that also apply.

Coming up

- Jan 1, 2027 AB 747 (SPARE Act): Stricter Proof of Service in Evictions
  Starting January 1, 2027, eviction complaints must state when, where, and how the termination notice was served, and process servers must document service with timestamped, GPS-tagged photos after three real attempts.

Browse by city

Oakland · Berkeley · Emeryville · Richmond · Statewide

All rental laws

Where Topic Status

Law	Where	Topic	Status	Effective	Last reviewed
AB 747 (SPARE Act): Stricter Proof of Service in Evictions **AB 747 (Stats. 2025, ch. 563); Code Civ. Proc. §§ 415.20, 415.45, 417.10, 1166**	California	Just cause and evictions	Upcoming	Jan 1, 2027	Sep 25, 2026
Richmond Fair Rent, Just Cause for Eviction and Homeowner Protection Ordinance **Richmond Municipal Code ch. 11.100 (Measure L)**	Richmond	Just cause and evictions, Rent increases	In force	Sep 1, 2026	Sep 25, 2026

Law	Where	Topic	Status	Effective	Last reviewed
Oakland Rent Adjustment Program (RAP): Allowable Rent Increases **Oakland Municipal Code ch. 8.22, Art. I (Rent Adjustment Ordinance)**	Oakland	Rent increases	In force	Aug 1, 2026	Sep 25, 2026
Berkeley Rent Stabilization and Just Cause Ordinance **Berkeley Municipal Code ch. 13.76 (Rent Stabilization and Eviction for Just Cause Ordinance; Measure BB)**	Berkeley	Just cause and evictions, Rent increases	In force	Jan 1, 2026	Sep 25, 2026
AB 2801: Security Deposit Photos **AB 2801 (Stats. 2024, ch. 280); Civ. Code § 1950.5**	California	Security deposits	In force	Apr 1, 2025	Sep 25, 2026

Law	Where	Topic	Status	Effective	Last reviewed
Security Deposits: The One-Month Cap and 21-Day Return Rule **Civ. Code § 1950.5 (as amended by AB 12, AB 2801, AB 414)**	California	Security deposits	In force	Jul 1, 2024	Sep 25, 2026
AB 1482 Just Cause: When a California Landlord Can End a Tenancy **AB 1482 (Tenant Protection Act); Civ. Code § 1946.2**	California	Just cause and evictions	In force	Jan 1, 2020	Sep 25, 2026
AB 1482 Rent Cap: California's Statewide Limit on Rent Increases **AB 1482 (Tenant Protection Act); Civ. Code § 1947.12**	California	Rent increases	In force	Jan 1, 2020	Sep 25, 2026
Emeryville Just Cause, Relocation, and Business License Rules **Emeryville Municipal Code Title 5, Ch. 40 (§§ 5-40.01–5-40.08)**	Emeryville	Just cause and evictions, Relocation and terminations	In force	Apr 1, 2017	Sep 25, 2026

Law	Where	Topic	Status	Effective	Last reviewed
Berkeley Rent Registration, Fees, and Security Deposit Interest **Berkeley Municipal Code §§ 13.76.070, 13.76.080, 13.76.110(E)**	Berkeley	Fees and advertising, Security deposits	In force		Sep 25, 2026
Oakland RAP Fee and Rent Registry **Oakland Municipal Code §§ 8.22.500–8.22.520 (Art. IV)**	Oakland	Fees and advertising	In force		Sep 25, 2026
Oakland Just Cause for Eviction (Measure EE) **Oakland Municipal Code ch. 8.22, Art. II (§§ 8.22.300–8.22.390)**	Oakland	Just cause and evictions	In force		Sep 25, 2026
Habitability: What a California Landlord Must Maintain **Civ. Code §§ 1941, 1941.1, 1942 (as amended by AB 628)**	California	Habitability and repairs	In force		Sep 25, 2026

Law	Where	Topic	Status	Effective	Last reviewed
Rent Increase Notice Rules: 30 or 90 Days (Civil Code 827)Civ. Code § 827	California	Rent increases	In force		Sep 25, 2026
3-Day Notices in California: Pay or Quit, Cure or Quit, and How to Serve ThemCode Civ. Proc. §§ 1161, 1162	California	Just cause and evictions	In force		Sep 25, 2026

Recently updated

- Oct 1, 2026 Oakland Just Cause for Eviction (Measure EE): Nonpayment thresholds drop with HUD's FY 2027 Fair Market Rents (1BR $2,290, from $2,385)
- Sep 1, 2026 Richmond Fair Rent, Just Cause for Eviction and Homeowner Protection Ordinance: AGA set at 1.5% (from 1.62%)
- Aug 1, 2026 AB 1482 Rent Cap: California’s Statewide Limit on Rent Increases: East Bay cap rose to 8.8% (from 6.3%)
- Aug 1, 2026 Oakland Rent Adjustment Program (RAP): Allowable Rent Increases: Allowable annual increase rose to 2.3% (from 0.8%)
- Jan 1, 2026 Berkeley Rent Stabilization and Just Cause Ordinance: 2026 AGA set at 1.0%

From our East Bay files

Three East Bay rules catch almost every new client we take on by surprise. First, the city business license: in Emeryville you can’t end a tenancy without a valid one, and in Oakland a

missing Business Tax Certificate can sink a rent increase or become a defense to an owner move-in eviction. Second, rent registration: Oakland (by March 1) and Berkeley (by July 1) require covered units to be registered every year, and an unregistered unit can lose some or all of a rent increase. Third, banking: owners who skip an allowed increase can often catch up later, up to three times Oakland's current allowable increase in one notice or 6.5% in Richmond this year, but Oakland's banked amounts expire after five years or when the property is sold.

Frequently asked questions

Which rental laws apply to my East Bay property?

State law applies to every rental in California. If your property is in a city with its own rental ordinance, such as Oakland, Berkeley, or Richmond, the city's rules apply as well, and exemptions can differ between the two layers. Open your city's view above to see both layers in one list.

How current is this information?

Every page shows the date it was last reviewed. Laws with figures that reset each year, such as allowable rent increases, are checked monthly. We check more often during California's bill-signing season in September and October and ahead of January 1, when most new state laws take effect.

What does "Upcoming" mean?

The law has been signed or adopted but is not in effect yet. The page shows the date it takes effect so you can prepare before it applies.

Is this legal advice?

No. We are property managers, not attorneys. These pages summarize laws as we apply them in day-to-day management. For a decision about your specific situation, consult a

licensed attorney.

What if I find something out of date?

Use the “Report an error” link at the bottom of any law page, or email web@alleastbayproperties.com. We check every report against the official source.

Article provided for general informational purposes only and does not constitute legal advice. California landlord-tenant law is subject to change, and local ordinances in Berkeley, Oakland, and other East Bay cities may impose requirements beyond those described here. Consult a licensed attorney or qualified property management professional before taking action based on any information in this guide.

Source: https://dev.alleastbayproperties.com/california-rental-laws/