

East Bay Rental Rules Cheat Sheet — 2026

Quick Reference for Oakland, Berkeley, Emeryville Landlords

RENT CONTROL BASICS

State Rent Cap (AB 1482): Max increase = **5% + CPI OR 10%** (whichever is lower) per 12 months

Notice Required:

- 30 days for increases $\leq 10\%$ | 90 days for increases $> 10\%$

Local Rules: Oakland (2.3% through July 2027) and Berkeley (1.0% for 2026) cap increases far below the state limit. Emeryville has no rent cap, but has just cause, relocation and business-license rules. —

Always check your city's rules

Exemptions: Housing built within the last 15 years; single-family homes and condos not owned by a corporation, REIT or LLC with a corporate member (exemption notice required in the lease)

SECURITY DEPOSITS

- **1 month's rent** (most landlords)
- **2 months' rent** (small landlords: ≤ 2 properties, ≤ 4 units total)

Maximum Amount (AB 12):

What's Included: Pet deposits, cleaning fees, key deposits—ALL count toward cap

Return Requirements:

- **21 days** to return deposit + itemized statement
- **Photos required** (AB 2801): After move-out, after repairs, at move-in (new leases)

Valid Deductions Only: Unpaid rent, damage beyond normal wear, cleaning to restore condition

LANDLORD ENTRY

Standard Notice: 24 hours written notice required

Must Include: Purpose, date, time (normal business hours: 8 AM–5 PM weekdays)

Valid Reasons: Repairs, inspections, showing unit, emergencies, court orders

Emergencies Only: No notice needed for fire, gas leaks, burst pipes, structural hazards

JUST CAUSE EVICTION

Applies: Statewide (AB 1482) after 12 months of occupancy. **Oakland, Berkeley and Emeryville from day one.**

At-Fault Causes: Nonpayment, lease violations, nuisance, illegal activity

No-Fault Causes: Owner move-in, major renovations, Ellis Act withdrawal

Relocation Assistance: Required for no-fault evictions statewide (one month's rent under AB 1482). Oakland, Berkeley and Emeryville require higher amounts.

TOP 5 COMPLIANCE MISTAKES

- ❌ Not registering property with local rent board (Oakland/Berkeley/Emeryville)
- ❌ Wrong rent increase calculation or improper notice timing
- ❌ Missing 21-day deposit return or failing to itemize deductions
- ❌ Entering without proper 24-hour notice for non-emergencies
- ❌ Filing eviction without valid just cause or proper documentation

LOCAL REGISTRATION REQUIRED

City	What to Register	Penalty for Non-Compliance
Oakland	Annual Rent Registry + RAP Fee	Cannot raise rents or evict
Berkeley	Annual Rent Board Registration	Fees double; evictions blocked
Emeryville	Business License	Operating unlawfully

QUICK COMPLIANCE CHECKLIST

✅ Property registered with local rent board	✅ Move-in/move-out photos documented
✅ Rent increase $\leq$ (5% + CPI) or 10%, whichever is lower	✅ 24-hour written entry notice provided
✅ Written notice given 30-90 days before rent increase	✅ Valid just cause established before eviction
✅ Security deposit $\leq$ 1 month (or 2 for small landlords)	✅ All communications documented in writing

NEED HELP?

Staying compliant with California and East Bay rental laws is complex. Professional property management ensures you never miss a deadline, registration, or legal requirement.

All East Bay Properties

 510-450-3800  info@alleastbayproperties.com  alleastbayproperties.com

Free compliance consultation available

Sources: California AB 1482, AB 12, AB 2801, Civil Code §1954, Oakland RAP, Berkeley Rent Board

Disclaimer: General information only. Not legal advice. Consult local rent boards and attorneys for specific situations.

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