California Rent Increase Notice

Existing month-to-month residential tenancy

Fill out online

Notice and rental home

Notice date

Tenant names

Street address and unit

City, state, ZIP

Monthly rent change

Current monthly rent (USD)

New monthly rent (USD)

Monthly increase (USD)

Effective date

Beginning on the effective date shown above, the monthly rent will change from the current amount to the new amount. All other rental agreement terms remain unchanged. This notice does not terminate the tenancy or demand possession.

Payment and explanation

Payment instructions

Explanation (optional)

Landlord or authorized agent

Name

Email / phone

Mailing address

Landlord / agent signature

Keep a copy and record delivery.

Fill out online

Scan to open the California notice online.

California Rent Increase Guide

State rules, local requirements and practical examples

Reviewed November 13, 2026 | General information for landlords

Print only the pages you need
Print page 1 for the notice. Print pages 2-4 for this guide.

For an existing private residential tenancy. Fixed-term changes, assisted housing, mobile-home spaces and required local forms need a separate review. This guide explains selected rules; it is not a coverage determination or legal advice for a particular property.

Start with coverage: statewide, local or exempt

California's Tenant Protection Act caps increases for covered housing at the lesser of 10% or 5% plus the applicable cost-of-living change over a 12-month period. The applicable CPI and geographic area matter; 10% is a ceiling on the formula, not an automatic allowance. More protective local rent stabilization can govern instead.

Exemptions depend on facts such as building age, ownership, the property type and required exemption notices. Do not assume that every single-family home is exempt or that exemption from a city ordinance also means exemption from state law. Keep the certificate of occupancy, ownership records, relevant lease notices and the reason for the coverage decision.

The Attorney General's statewide and local resources are a starting point. Determine the actual city boundary and the specific unit's coverage before entering a cap in the tool. Mailing city names and property advertisements are not reliable coverage decisions.

[1] California Attorney General - rent limits and written notice [7] California Attorney General - statewide and local rent caps

Amount, frequency and notice are separate tests

For ordinary residential increases, California generally requires 30 days' written notice when the cumulative increase is 10% or less, and 90 days above 10%. The notice test does not authorize an amount prohibited by a cap. This planner conservatively uses 90 days for every increase, but local requirements, service rules and the agreement still need review.

For a covered continuous tenancy, examine the preceding 12-month rent history and applicable limits on increases, rather than comparing only with last month's rent. Keep concession and discount terms identifiable. A high enough notice period cannot cure a second increase that pushes the cumulative amount beyond the lawful ceiling.

For the 10% notice threshold, count the proposed increase together with other increases during the preceding 12 months; do not test each increase in isolation. The statewide cap and any lower local limit still apply separately.

[1] California Attorney General - rent limits and written notice

Fill out online

Scan to return to the California notice.

Read the full guide and official sources online

Los Angeles

For covered Rent Stabilization Ordinance units, LAHD lists a 3% annual allowable increase for July 1, 2026 through June 30, 2027. Its rules changed effective February 2, 2026: the annual formula uses 90% of CPI with a 1% floor and 4% ceiling, and the former additional utility percentage increases are no longer available.

Confirm RSO status through the city's property tools and use LAHD's current increase information. The annual adjustment is generally once in 12 months. Do not apply the Los Angeles city rule to an unincorporated Los Angeles County property or assume that a state exemption decides RSO coverage.

[2] Los Angeles Housing Department - renter protections and RSO changes

San Francisco

The Rent Board's published annual allowable increase is 1.6% for March 1, 2026 through February 28, 2027. A landlord must also satisfy the city's rent-increase license requirements where applicable.

That annual percentage is not a calculation of banked increases or approved pass-throughs. Obtain the unit's lawful rent history and current Board rules before using either. Treat a claimed banked amount as a separate documented calculation, not an automatic addition to the annual number.

[3] San Francisco Rent Board - 2026-27 annual increase announcement [8] San Francisco Rent Board - Housing Inventory and rent-increase license [9] San Francisco Rent Board - annual and banked increase regulations

Oakland

Oakland limits the ordinary annual adjustment for covered units using the lesser of 60% of CPI or 3%. The city's published adjustment is 2.3% for August 1, 2026 through July 31, 2027. Confirm required registration and compliance before serving an increase.

Banking and other adjustments have additional restrictions, including changes effective in 2026. Do not copy a prior owner's unused-increase spreadsheet without checking the underlying years, documentation and current limits.

[4] Oakland - allowable rent increases

Berkeley

Berkeley's 2026 Annual General Adjustment is 1.0% for eligible rent-controlled units. Its guide distinguishes the lawful rent ceiling from the amount currently collected and describes restrictions on when an initial tenancy becomes eligible for an adjustment.

Use the Rent Board's unit information and current rules before applying unused adjustments. The annual percentage alone does not establish a lawful banked increase or prove a unit is covered. Check the rule applicable to the year the new rent will take effect.

The 2026 adjustment is available only for eligible tenancies that began before January 1, 2025. A tenancy that began during 2025 cannot take the 2026 adjustment. Registration, habitability, Board orders and unpaid security-deposit interest can also prevent an owner from taking it.

[5] Berkeley Rent Board - 2026 annual adjustment, eligibility and notice

San Jose

For units covered by San Jose's Apartment Rent Ordinance, the ordinary maximum is one 5% increase in a 12-month period. Use the city's coverage map and property records rather than assuming all apartments are covered.

A local 5% allowance is not added to the state's 5%-plus-CPI formula. Establish the governing protection for the unit. Petitions and approved adjustments require their own process.

[6] San Jose - Apartment Rent Ordinance coverage and allowed increases

Worked example: two increases can exceed one annual limit

Suppose the applicable verified annual cap for a particular covered unit is 8%, and the relevant starting rent is $2,000. The cap amount is $160, giving a $2,160 ceiling for that period. If rent already rose to $2,100, another proposed $100 increase would reach $2,200 and exceed that ceiling. The example uses an assumed cap to show the arithmetic; obtain the actual current cap for the unit and effective date.

Keep a table of each effective date, rent charged, concessions and the calculation. If a local annual adjustment is lower, use the applicable local rule rather than adding the state allowance on top.

Delivery, emergency rules and required local paperwork

Check the legally permitted service method and any additional mailing time before setting the effective date. Keep a signed copy and service evidence. California emergency price-gouging restrictions can also affect housing even where an ordinary rent-cap exemption exists; review the actual declaration and applicable dates.

Use any local registration, rent-increase license, disclosure or petition process that applies. The state PDF is a preparation aid and does not replace a city's mandatory form or an agency-approved rent adjustment. A fixed-term change or regulated renewal needs its own agreement and review.

[1] California Attorney General - rent limits and written notice