



“Justice for Renters Act”

Why This Proposal Is *Terrible* For All Rental Housing Owners In California

The Justice for Renters Act has qualified for the November 2024 California ballot. The Proposition still needs to be assigned a ballot number. The measure provides that:

“The state may not limit the right of any city, county, or city and county to maintain, enact or expand residential rent control.”

What this Means: It Gives Local Governments the Ability to Impose Extreme Rent Control

- The initiative will allow local governments to impose extreme rent control on all rental housing regardless of the age or size of the building.
- It rescinds the current state law that bans extreme rent control, known as the Costa-Hawkins Rental Housing Act.

Currently, Costa-Hawkins prohibits local governments from imposing rent control on:

- Single Family Homes & Condominiums - If the property is a single-family home or is separate from the title of any other dwelling unit, such as condominium units.
- New Construction - If the property has a certificate of occupancy issued after February 1, 1995.
- Previously Exempt Property - If the property was already exempt from a local residential rent control ordinance on or before February 1, 1995.

If the Justice for Renters Act passes, all of these current limitations on rent control would be eliminated, including “Vacancy Decontrol,” which allows an owner to charge market-rate rents when a unit turns over.

The Justice for Renters Act would allow local governments to control rents even on a new tenancy. It would eliminate the state Costa-Hawkins provisions prohibiting governments from imposing rent caps upon unit turnover, a policy known as vacancy decontrol. Thus, your rental units would forever be regulated by a government entity with no ability to raise rents to market level.

The Justice for Renters Act Cannot Be Changed Without Another Statewide Initiative.

If passed by the voters, the Justice for Renters Act can only be amended by another ballot measure to change its provisions.

Learn More:

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<https://caanet.org/landing/issues-committee/>

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