

CALIFORNIA LEGISLATURE—2025-2026 SIMULATION SESSION

SENATE BILL

NO. 28

Introduced by Senator Cortese
October 01, 2025

This bill would require landlords to provide tenants with a standardized rights and resources notice when rent is increased above a certain amount.

LEGISLATIVE COUNSEL'S DIGEST

SB 28, as introduced, Cortese. Rental housing: tenant notice of rent increases.

Existing law requires landlords to provide written notice before increasing rent.

This bill would require that if a landlord increases rent by more than 5 percent within a 12-month period, the landlord must also provide the tenant with a standardized “Tenant Rights and Resources Notice.” The notice would be prepared by the Department of Consumer Affairs.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

SECTION 1. 1954.1

(a) When a landlord increases a tenant’s rent by more than 5 percent within a 12-month period, the landlord shall also provide the tenant with a **Tenant Rights and Resources Notice**.

(b) The Department of Consumer Affairs shall develop, publish, and periodically update the notice for statewide use.

(c) The notice shall include, at a minimum:

- (1) A summary of state rent cap and eviction protection laws.
- (2) Contact information for local tenant protection agencies and legal aid offices.
- (3) Information regarding available rental assistance programs.

SEC. 2 1954.2

(a) A landlord’s failure to provide the Tenant Rights and Resources Notice as required by Section 1954.1 constitutes a violation of this code and shall be subject to applicable remedies under state law.

(b) The Department of Consumer Affairs shall collaborate with local agencies to conduct outreach and education regarding tenant rights and resources.

(c) Nothing in this section shall limit any other rights or remedies available to tenants under state or local law.

SEC. 3.

The Department of Consumer Affairs shall submit an annual report to the Legislature evaluating the implementation of this act. The report shall include, but not be limited to:

(a) Statewide compliance rates among landlords.

(b) The effectiveness of outreach and education efforts.

(c) Challenges encountered in administering the Tenant Rights and Resources Notice requirement.

(d) Recommendations for improving implementation and strengthening tenant protections.