



Comparison of Costa Hawkins, Proposition 21 & AB 1482

	Costa Hawkins	Prop 21	AB 1482
Rent Control/ Price Caps	Local gov can enact with restrictions	Local governments can enact rent control under new set of standards (as outlined below: single family, vacancy control, and new construction rolling date).	5% plus CPI on all rental housing not covered by a local ordinance Where there is an existing ordinance, CH restrictions still apply.
Single Family Homes and Condos	Exempt	Owners who are not exempt include: <ul style="list-style-type: none"> • Anyone who owns 3 or more homes no matter how they hold title • Anyone who owns home in trust, no matter the number of homes 	Exempt except for large, corporate owners
Permanent Price Caps (Vacancy Control)	Not allowed, units may return to market rate when tenant moves out	No vacancy decontrol/allows permanent price caps: <ul style="list-style-type: none"> • Rents limited to 15 percent over first 3 years of new tenancy and then fall under local rent caps thereafter. • Upon vacancy, unit cannot be put to market rate as only another 15% is allowed in first three years for new tenant 	Not allowed, units may return to market rate when tenant moves out
New Construction	Homes built after 1995 are exempt	Rolling 15-year exemption	Rolling 15-year exemption

Ad paid for by No on Prop 21: Californians for Responsible Housing, a coalition of seniors, veterans, affordable housing advocates, labor & social justice organizations, sponsored by California Apartment Association. Committee major funding from:
 Essex Property Trust and Affiliated Entities
 Equity Residential
 AvalonBay Communities
 Funding details at www.fppc.ca.gov.