

Inglewood's Housing Protection Initiative (Ordinance No. 20-03) and California's Tenant Protection Act of 2019 (AB 1482)

On November 5, 2019, Inglewood's Housing Protection Initiative went into effect, providing just cause eviction protections and limits on rent increases to many Inglewood residents. On January 1, 2020, the Tenant Protection Act began providing similar protections statewide.

Do both laws apply to me?

Both the state and local law cannot apply at the same time. For the purposes of either the just cause protections or the rent cap, only the more protective law applies (but, in very narrow circumstances, you could be protected by the statewide rent cap but Inglewood's just cause rules).

When figuring out which law applies to you, consider the just cause and rent cap rules separately. For each protection, ask yourself:

1. Am I covered by the Housing Protection Initiative?

If not, then ask:

2. Am I covered by the Tenant Protection Act?

What about the Tenant Protection Act rent rollback? Does the Housing Protection Initiative have that too?

On January 1, 2020, the Tenant Protection Act rolled back rents in covered units to their March 15, 2019 rate, plus any allowable and properly noticed increases not to exceed 8.3%.

The Housing Protection Initiative did not roll back rents because the City of Inglewood had an interim rent increase protection in place starting March 5, 2019 (Ordinance No. 19-07) which applied to almost all units covered by the statewide rent rollback.

If your rent was increased by more than 8.3% between March 15, 2019 and January 1, 2020, and was not reduced on January 1, 2020, you may be entitled to a refund or rent credit.