

Your New Rights as a Concord Renter

Concord's new Rent Stabilization and Just Cause for Eviction Ordinance limits the amount your landlord can raise your rent and protects you from unfair evictions, if you are covered.* This law went into effect on **April 19, 2024 and was amended in 2025.**

What are your rights if your landlord raises your rent?

Concord law limits the amount your landlord can raise your rent.

- As of August 1, 2025, your landlord cannot raise your rent more than **5% per year**. It was previously set at 2.5%.
- Your landlord can only raise your rent once every 12 months.
- Your landlord must give you a notice in writing at least 30 days before raising the rent.
- If you received a rent increase between April 4, 2023 and April 19, 2024, you may be entitled to a rent rollback. Please consult with an attorney if you think this might apply to you.

You can enforce your rights:

- If you receive an illegal rent increase or eviction notice, you should seek help from a lawyer.
- If your rent has been raised illegally, your landlord is failing to properly maintain your housing, or your landlord has removed any benefit associated with your housing (like your parking space), you can petition the City of Concord for a decrease in rent.
- If your landlord violates any requirement under Concord law, they cannot evict you – meaning you can win in eviction court. If served with a "Summons and Complaint," you must still file an "Answer" to tell the court your side of the story.
- If your landlord breaks the law, you can also sue them in court for financial penalties.

For free legal assistance, contact:

Bay Area Legal Aid: 888-551-0068

Centro Legal De La Raza: 510-437-1554 or cctr@centrolegal.org

Contra Costa Senior Legal Services: 925-609-7900 or info@ccsls.org

Virtual Concord & Central County Tenant Clinic: 925-291-0176



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What are your rights if your landlord tries to evict you?

Concord law limits the reasons you can be evicted ("just cause for eviction"). These include **"at-fault"** reasons (something you did or refused to do) and **"no-fault"** reasons (something the landlord wants to do with the property). The landlord must state one of the allowed reasons in the written eviction notice.

"At-fault" reasons for eviction

- Failing to pay rent.
- Violating the lease.
- Creating a nuisance at the property.
- Damaging the property.
- Refusing to sign a lease extension or renewal with similar terms.
- Criminal activity by the renter, on the property or directed at the landlord.
- Subletting in violation of the lease.
- Refusing to allow the landlord to enter within their legal right to do so.
- Using the property for illegal activity.
- Failing to move out after you are fired as the landlord's employee.
- Failing to move out after you inform the landlord you are moving out.

"No-fault" reasons for eviction

- The landlord or their relative is moving in.
- The landlord has decided to stop using the property as rental housing.
- The landlord is following a government order or local law that requires you to move out.
- The landlord is demolishing or substantially remodeling the property.

You have additional rights if your landlord evicts for a "no-fault" reason:

- Under certain circumstances, you may have a **right to return** to your home at the same terms and same rent (subject to any legal rent increases). E.g., If the eviction is based on remodeling, you have a right to return after repairs are completed.
- In most cases, if you are evicted for a no-fault reason, your landlord **must pay you to cover relocation and moving costs**.
- If your household includes a senior, person with a disability, person who is terminally ill, low-income person, or school-aged child, you may have additional protections from "no-fault" evictions: your landlord may be required to provide longer notice, and/or you may be entitled to additional relocation payments.

*Exceptions for renters in certain types of housing:

There are some units that are not covered by these protections. For example, ADUs are not covered by just cause and rent stabilization protections. To learn whether your unit is protected by the Rent Stabilization and Just Cause Ordinance, please visit:

publicadvocates.org/resources/concord-renter-rights-2024.

If your unit is not protected by local law, it may be covered under California's Tenant Protection Act (AB 1482). Visit publicadvocates.org/resources/library/sb-567 to learn more.