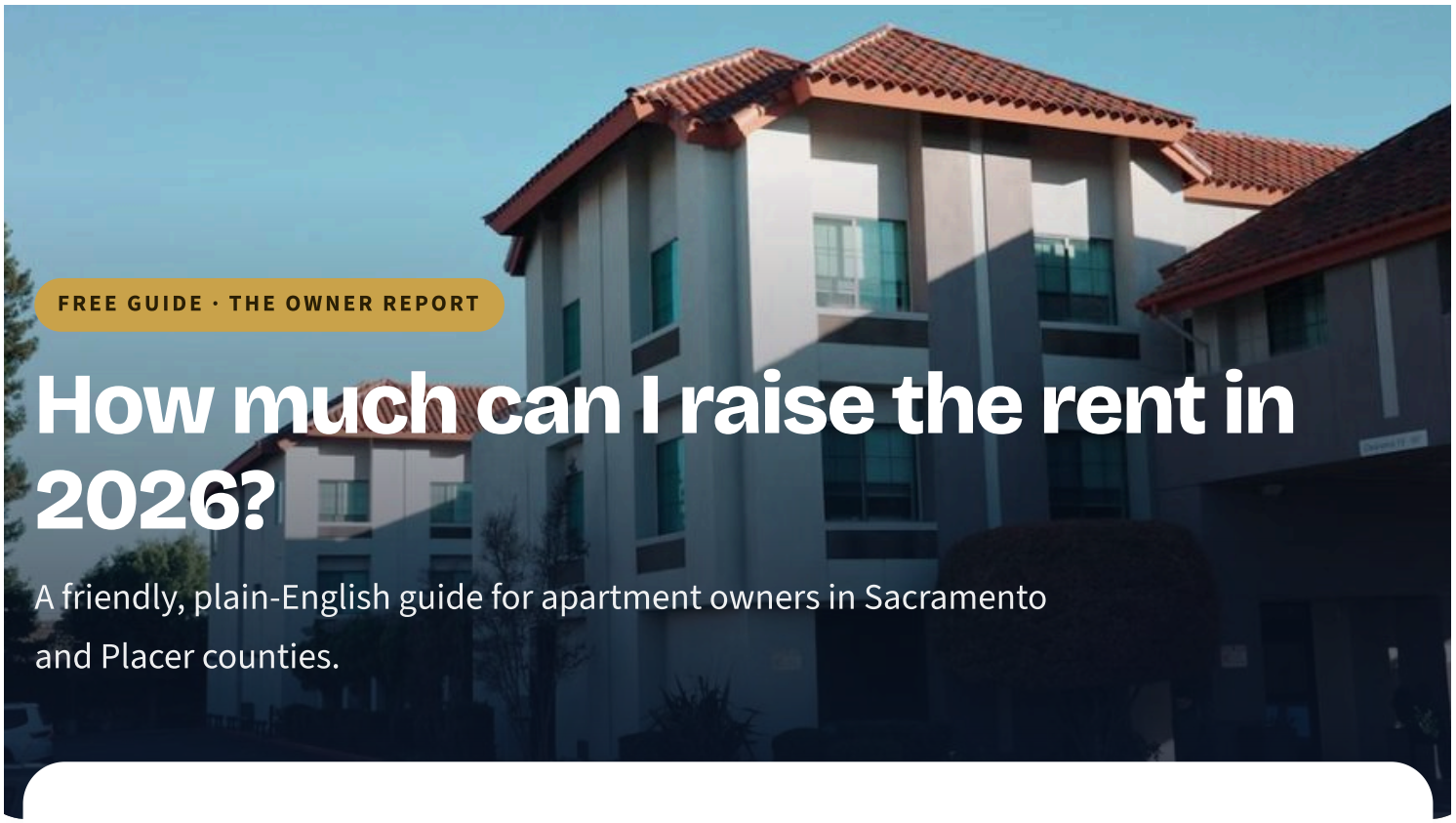


FREE GUIDE · THE OWNER REPORT

How much can I raise the rent in 2026?

A friendly, plain-English guide for apartment owners in Sacramento and Placer counties.

Dear owner,

Every year we hear the same question over coffee: "How much am I allowed to raise the rent?" It matters. Raise too little and your building falls behind. Raise too much and you can face fines, and you can lose a good resident who has lived there for years.



So we put the answer on a few pages, with the real numbers and where they come from. Keep it in your desk drawer. And if you ever want to talk it over, the coffee is on us.

Dennis & Claudia Aguilar

THE SHORT ANSWER

For most buildings, the most you can raise the rent this year is 8.6%.

8.6%

Maximum yearly increase

For increases that take effect from **August 1, 2026 to July 31, 2027**, in Sacramento and Placer counties.

Last year it was 7.7%

5% set by state law	+	**3.6%** inflation (California CPI)	=	**8.6%** your limit this year

The law never lets it go above 10%, even when inflation is high.

WHICH RULES APPLY TO ME?

It depends on where your building is and how old it is.

Find your building below. Most older apartment buildings in our area are covered by the state rule.

CITY OF SACRAMENTO

Built before February 1, 1995

Both the state rule and the city's own rule apply. The limit is still **8.6%** (city year: July 1, 2026 to June 30, 2027), plus a few extra steps, explained below.

REST OF SAC & PLACER

15 years old or older

Elk Grove, Roseville, Rocklin, Folsom, Citrus Heights, Carmichael and more: the state rule applies. Limit: **8.6%**. No other local rent caps in either county today.

NEWER BUILDINGS

Less than 15 years old

The state cap does not apply yet. It starts on a rolling basis once the building turns 15. Good habits still pay off: fair, steady increases keep good residents.

IF YOUR BUILDING IS IN THE CITY OF SACRAMENTO

A few extra steps that save you from big fines.

The city has its own program, the **Tenant Protection and Relief Act** (City Code chapter 5.156). For buildings built before February 1, 1995, remember:

- **Register every year.** The fee is **$20 per unit** per year.
- **Same limit, different calendar.** 8.6% for increases from July 1, 2026 to June 30, 2027.
- **Count the whole year.** All increases in any 12 months together cannot go over the limit.
- **Penalties are serious.** Fines can reach **$25,000** per violation.
- **It runs through December 31, 2029,** unless the city changes it.

GIVING NOTICE

How much notice do I need to give?

30

DAYS NOTICE

When the increase is 10% or less in a year. This covers almost every legal increase in 2026.

90

DAYS NOTICE

When the increase is more than 10% in a year. Only possible for buildings the cap does not cover.

Put it in writing. If you mail it, add 5 extra days.

ENDING A TENANCY

After 12 months, you need a reason.

Under state law (AB 1482, updated by SB 567 in 2024), once a resident has lived in the unit for 12 months, the owner needs a "just cause" to end the tenancy.

📋

At-fault reasons

For example, not paying rent or a serious breach of the lease. Notice rules apply.

🤝

No-fault reasons

For example, the owner moving in or a major remodel. The owner pays one month's rent in relocation help, or waives the last month.

⚠️

Stricter since 2024

SB 567 added tighter rules and penalties for no-fault cases. Check the details before you act.

> *A thought from us*
>
> The legal limit is a ceiling, not a target. A resident who pays on time and takes care of the home is worth a lot. One empty month, plus paint and cleaning, can cost more than a year of raises. Sometimes the best raise is the one that keeps a good person home.



Questions? The coffee is on us.

No pressure and no sales pitch. If you own an apartment building in Sacramento or Placer County and want to talk it over, we're happy to sit down with you.

Text or call Claudia. She answers herself.

(916) 517-4899

Dennis & Claudia Aguilar · Aguilar CRE · aguilarcre.com/rent

Where these numbers come from

- California Civil Code §1947.12 (AB 1482, Tenant Protection Act): 5% + CPI, max 10%, through January 1, 2030.
- California Department of Industrial Relations, California CPI: April 2025 to April 2026 change of 3.6%.
- City of Sacramento Code chapter 5.156, Tenant Protection and Relief Act, and the city's Rental Housing program.
- California Civil Code §827 (notice periods) and §1946.2 (just cause, as amended by SB 567).
- California Attorney General, list of local rent control ordinances.

Updated November 2026. This guide is general information to help owners understand the rules. It is not legal or tax advice, and every building is different. Check the official sources or a professional before you act. Aguilar CRE is a real estate investment company. Claudia Gimenes Aguilar is individually licensed as a California real estate broker, DRE #02206834.