

The Attorney General of California has prepared the following title and summary of the chief purpose and points of the proposed measure:

**EXPANDS LOCAL GOVERNMENTS' AUTHORITY TO ENACT RENT CONTROL**

**ON RESIDENTIAL PROPERTY. INITIATIVE STATUTE.** Amends state law to allow local governments to establish rent control on residential properties over 15 years old. Allows rent increases on rent-controlled properties of up to 15 percent over three years from previous tenant's rent above any increase allowed by local ordinance. Exempts individuals who own no more than two homes from new rent-control policies. In accordance with California law, provides that rent-control policies may not violate landlords' right to a fair financial return on their property. Summary of estimate by Legislative Analyst and Director of Finance of fiscal impact on state and local governments: **Potential reduction in state and local revenues of tens of millions of dollars per year in the long term. Depending on actions by local communities, revenue losses could be less or more.** (19-0001.)