

CALIFORNIA PROPOSITION 33

**On the ballot
November 2024**



Below is a summary of Prop 33. For a full explanation of this ballot initiative, please click on this link: <https://calmatters.org/california-voter-guide-2024/propositions/prop-33-rent-control/>

Summary: This proposition expands local governments' authority to enact rent control on residential property. Current state law (the Costa-Hawkins Rental Housing Act of 1995) generally prevents cities and counties from limiting the initial rental rate that landlords may charge to new tenants in all types of housing, and from limiting rent increases for existing tenants in (1) residential properties that were first occupied after February 1, 1995; (2) single-family homes; and (3) condominiums.

What would it do?

Many cities in California have rent control policies which limit the amount a landlord can raise the rent each year. For nearly 30 years Costa-Hawkins, the current law, has imposed limits on what local cities can do. Currently rent control is not allowed on single-family homes or apartments built after 1995, and landlords are free to set their own rents when new tenants move in.

If Proposition 33 passes, Cities would be allowed to control rents on any type of housing – including single-family homes, new apartments and for initial rental rates for new tenants.



YES ON PROP 33

Those in favor of Prop 33 feel that rent is too high in CA. Many middle-class working residents are paying half their salary to pay rent and those on fixed incomes are one step away from homelessness. Supporters argue rent control will help keep people housed. In addition, Prop 33 will return rent control to local governments that can tailor policies that work for their residents.



NO ON PROP 33

Opponents argue that Prop 33 will make the housing shortage even worse, and that property values will drop, and developers will be less likely to build new housing which will drive up prices in existing rentals. Critics also point out the measure does not include protections for renters.

For a full explanation please navigate to:

[https://ballotpedia.org/California_Proposition_33,_Prohibit_State_Limitations_on_Local_Rent_Control_Initiative_\(2024\)](https://ballotpedia.org/California_Proposition_33,_Prohibit_State_Limitations_on_Local_Rent_Control_Initiative_(2024))

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