

How to Calculate the Annual General Adjustment (Allowed Rent Increase)

Article XVIII, “The Pasadena Fair and Equitable Housing Charter Amendment,” of the Pasadena City Charter can be found on the Pasadena Rental Housing Board website. Relevant for this guide are §1803 and §1808. This guide applies only if your unit is covered by rent control under Measure H (use the toolkit at pasadena4rentcontrol.org to find out if you’re covered, or see §1804 for exemptions). ****This guide does not imply legal advice.****

After September 30, 2023, the Annual General Adjustment [§1808(a)1]:

$AGA = 0.75 * (\text{percentage increase in the CPI over the 12-month period ending in March of the current year}),$
rounded to the nearest one-quarter of a percent.

$$\text{Percentage Increase in CPI} = \frac{CPI_{\text{March current year}} - CPI_{\text{March previous year}}}{CPI_{\text{March current year}}} * 100$$

Consumer Price Index (CPI) data source: US Department of Labor, Bureau of Labor Statistics. All Items, All Urban Consumers, Los Angeles-Long Beach-Anaheim (successor index to Los Angeles-Riverside-Orange County region or any successor designation). **Series ID: CUURS49ASA0.**

Go directly to beta.bls.gov/dataViewer/view/timeseries/CUURS49ASA0 (see how to use this link on the next page) or search for data here: beta.bls.gov/dataQuery/search.

Additional rules on rent increases (see §1808 for the complete set of regulations regarding the AGA):

- A landlord may only increase the rent once per twelve-month period (October 1 to September 30 of the following year). [§1808(b)]
- A landlord may not “bank” rent increases. If a landlord does not implement a rent increase pursuant to the AGA during such period is not eligible to implement that increase in a later year. For example, if a landlord did not increase the rent October 1, 2023 - September 30, 2024 using the appropriate CPI of that time frame, they cannot impose a rent increase October 1, 2024 - September 30, 2025 with that same CPI, they must use the newly calculated CPI. [§1808(a)4]
- A rent increase is only effective after the landlord provides written notice as described by law (§1808(d)), with at least 30 days’ advance written notice. [§1808(d)]
- If inflation decreases, the allowed rent increase is 0%. [§1808(a)2]
- If a landlord as failed to substantially comply with Article XVIII and regulations set by the rental board, has failed to maintain the unit in compliance with certain California habitability or health and safety laws, or has failed to make repairs ordered by a hearing officer, the rental board, or the City of Pasadena, they may NOT increase the rent. [§1808(e)]

beta.bls.gov/dataViewer/view/timeseries/CUURS49ASA0

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Time Period: Start Year: 2022 End Year: 2023

Net Monthly Changes:

- 1-Month Net Change
- 3-Month Net Change
- 6-Month Net Change
- 12-Month Net Change

Percent Monthly Changes:

- 1-Month % Change
- 3-Month % Change
- 6-Month % Change
- 12-Month % Change

Update



Click and drag in the plot area to zoom in. Hover over chart to view data. Source: U.S. Bureau of Labor Statistics.

Data extracted on: May 18, 2023 (3:50:31 PM)

The appropriate dataset to use.

CPI for All Urban Consumers (CPI-U)

Series Title : All Items in Los Angeles-Long Beach-Anaheim, CA, all urban consumers, not seasonally adjusted
Series ID : CUURS49ASA0
Seasonality : Not Seasonally Adjusted
Survey Name : [CPI for All Urban Consumers \(CPI-U\)](#)
Measure Data Type : All Items
Area : Los Angeles-Long Beach-Anaheim, CA
Item : All Items

Latest Observation:

April 2023
320.089

Jan 2022 - Apr 2023

Minimum Value: January 2022
301.209
 Maximum Value: April 2023
320.089

Data Availability:

1914 - 2023

.XLSX .CSV

Year	Period	Label	Value
		Nov	
2022	M12	2022 Dec	312.601
2023	M01	2023 Jan	318.591
2023	M02	2023 Feb	317.571
2023	M03	2023 Mar	317.873
2023	M04	2023 Apr	320.089

Use the numbers in this column for March of the current year and March of the previous year.