

# REVIEW OF 2023 LEGISLATIVE SESSION NEW LAWS FOR 2024

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# OVERVIEW OF NEW LAWS

- AB 12 – SECURITY DEPOSIT LIMITATIONS
- AB 548 - INSPECTIONS
- AB 1317 – UNBUNDLED PARKING
- AB 1418 – EVICTION MANDATE PROHIBITIONS
- AB 1607 – LA COUNTY AFFORDABLE HOUSING SOLUTIONS TAX TRANSFER
- AB 1620 – DISABILITY RELOCATION MANDATE
- AB – 1679 – LA COUNTY TRANSACTION & USE TAX INCREASE
- SB – 48 CALIFORNIA ENERGY COMMISSION – CLEAN ENERGY
- SB 71 – INCREASED SMALL CLAIMS LIMITS
- SB 267 – CREDIT REPORT SCREENING LIMITATION
- SB 712 –STORAGE & CHARGING MICRO-MOBILITY DEVICES
- SB 567 – CHANGES TO THE TENANT PROTECTION ACT (SUBSTANTIAL REMODEL)



# AB 12

## SECURITY DEPOSITS

- **Effective date: July 1, 2024**
- Limits Security Deposits To One Months' Rent
- Exception
- Exception To The Exception
- Options / Approaches



# AB 548

## INSPECTIONS OF UNITS

- **Effective Date: - Jan 1, 2025** For Policies & Procedures
- Local Enforcement Agencies Must Develop Policies & Procedures
- Allows Inspector To Decide To Inspect Additional Units Upon A Determination That A Single Unit Is Substandard Or In Violation Of Habitability Standards
- H&s Codes 17920.3 & 17920.10



# AB 1317

## UNBUNDLED PARKING

- **EFFECTIVE DATE: JANUARY 1, 2025**
- Affects New Construction Of 16+ Unit Buildings
- Separation Of Parking From Rent
- First Right Of Refusal
- Evictions From Parking Spaces Prohibited
- 45 Day Window To Pay



# AB 1418

## EVICITION MANDATE PROHIBITIONS

- **EFFECTIVE DATE: JANUARY 1, 2024**
- Prohibits Municipalities From Forcing Landlords To Take Action
- Prohibits Registries Of Problematic Individuals
- Allows Third Party Non-profits To Sue Municipalities Seeking Injunctions



# AB 1607

## LA COUNTY AFFORDABLE HOUSING SOLUTIONS

### TAX TRANSFER

- **EFFECTIVE DATE: JAN 1, 2024**
- Transfers Tax Revenue For Housing Matters, Including:
  - Preserving & Funding Affordable Housing Projects
  - Funding Renter Protection Programs (Minimum 30% Of The Program's Funding)
- Includes Pre-eviction And Eviction Legal Services
- Provides Relocation Assistance Beyond Landlord's Obligation
- Collects & Tracks
  - Displacement & Displacement Risks
  - Rents
  - Evictions



# AB 1620

## DISABILITY RELOCATION MANDATE

- **EFFECTIVE DATE: JANUARY 1, 2023**
- Amends Costa Hawkins Act
- Applies To Rent Controlled Units Only
- Requires Owner To Allow Tenant With Mobility Disability To Relocate
- Requirements
- Limits
- Security Deposit Disposition



# AB 1679

## LA COUNTY TRANSACTION & USE TAX INCREASE

- Permits LA County To Impose Higher Transaction & Use Tax
- Exceeds 2% Limit By Doubling The Current Tax
- Purpose: Address And Prevent Homelessness



# SB 48

## **CAL ENERGY COMMISSION – CLEAN ENERGY**

- Known As “Building Energy Savings Act”
- Upcoming “Clean Energy” Laws
- Impact On Housing & Housing Providers
- Renovictions?



# SB 71

## INCREASED SMALL CLAIMS LIMITS

- **EFFECTIVE DATE: JANUARY 1, 2024**
- Individuals Increased To \$12,500
- Entities Increased To \$35,000
  
- **REMINDER: LOS ANGELES COVID REPAYMENT SCHEDULES**
  - Rent Accrued Between March 1, 2020 And Sept 30, 2021: **August 1, 2023**
  - Rent Accrued Between October 1, 2021 And January 31, 2023: **February 1, 2024**



# SB 267

## CREDIT REPORT SCREENING LIMITATIONS

- **EFFECTIVE DATE: JANUARY 1, 2023**
- Applies To Government Subsidized Applicants Only
- Prohibits Use Of An Applicant's Credit History Without Offering Applicant An Alternative Method Of Establishing Reliability
- Applicant May Use:
  - Gov't Benefit Payments
  - Pay Records
  - Bank Statements
  - Any Reliable / Provable Evidence Of Reliability
- Owner May Still Verify Employment / Landlord References



# SB 712

## STORAGE & CHARGING OF MICRO-MOBILITY DEVICES INSIDE UNIT

- **EFFECTIVE DATE: JANUARY 1, 2024**
- Prevents Owners From Prohibiting Storing / Recharging Micro-mobility Devices (E-bikes, Scooters, Small, Wheeled Electric Powered Vehicles)
- Requirements To Be Stored In Unit:
  - Vehicle Must Meet UL Standards
  - Landlord May Require Insurance
- Limitations:
  - Owner May Prohibit Storage & Charging Under Specified Conditions
  - Owner Not Required To Modify Or Allow Modifications To Unit
  - Owner May Prohibit Most Repairs (Exceptions Exist)
  - Owners May Require Storage In Compliance With Fire Code



# SB 567

## CHANGES TO THE TENANT PROTECTION ACT

- **EFFECTIVE DATE: JULY 1, 2024**
- Rent Control Changes
  - New Cause Or Action Against Landlord By Tenant
  - Attorney Fees & Reasonable Costs
  - Enforcement By: Attorney General; City/County Attorney
- Just Cause Changes
  - Owner Occupancy
    - New Requirements
    - Notice Requirements
  - Substantial Remodel
    - New Notice Requirements



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