



Legislative Convening in Sacramento April 14 &15, 2026

Day #1: Tuesday, April 14, 2026

Sheraton Grand Downtown Sacramento
1230 J Street, Sacramento CA
Meeting room: Bondi

- 9:30 am Continental Breakfast & Beverages
- 9:55 am **Welcome & Opening Remarks by CalRHA Board President**
Adam Pearce – Bill Webb Homes
- 10:00 am **Political Strategist on 2026 Elections**
Paul Mitchell – Political Data Inc. (PDI)
- 10:30 am **Working Together on Housing**
The Honorable Fiona Ma, CPA – California State Treasurer
- 10:50 am **Property & Housing Initiatives on the Ballot**
Rob Lapsley, President – California Business Roundtable
- 11:10 am **What's Happening on the Legal Front**
Austin Waisanen, Property Rights Attorney – Pacific Legal Foundation
- 11:30 am **CalRHA Engagement on State & Local Issues by LAC Chair**
Amy Fylling – Advanced Management Company
- 11:35 am **The Legislative Perspective**
Kate Bell & Mark Smith – CalRHA Lobbyists
- 11:55 **Group Photo, Hotel Lobby**
- Noon **Adjourn**
- 1:00 – 5:00 pm **Legislative meetings - 1021 O Street**
- 5:30 - 7:00 pm **Reception with Legislators**
Prelude Kitchen & Bar, 1117 11th Street

Day #2: Wednesday, April 15, 2026 – Legislative Offices 1021 O Street

- 9:00-4:00 pm **Legislative meetings**



CalRHA Legislative Day – Guide for Members

- Recommended attire is business professional.
- To ensure you reach your meeting location on time, try giving yourself extra time to get through security at the entrance of the temporary State Capitol Building, which can delay visitors. Address: 1021 O Street
- Also, giving yourself extra time for potential slowdowns at the building's elevators, which can be congested on busy days, may also help.
- Thank the legislators and/or staff for the meeting.
- If a legislator or staff person asks a question to which you don't have an answer, tell them you will follow up with the information. CalRHA can help provide more detail or background to offices.
- Be respectful of each office's time.
- If you have a lot of time between meetings, a cafeteria on the 3rd floor is a good place to get coffee, food, seating, etc.
- NEVER discuss anything political (i.e. political donations, elections) when discussing policy.
- REMEMBER: Ask your legislator to take a photo with your group after your meeting. **Email pictures to:** team@brfxsolutions.com
- FOLLOW UP: If you would like to share feedback or follow up with our lobbying team, please **leave your comments at:** <https://forms.gle/TkRYWaBhCVgeLWDfA>
or



Thank you



Legislative Day Talking Points - April 14th - 15th, 2026 - Sacramento, California

INTRODUCTION

- Introduce yourself and where you do business in the state. Highlight if you are a constituent.
- The California Rental Housing Association represents 15,000+ members that own or manage more than 750,000+ rental housing units. Member households consist of primarily small and medium sized rental housing providers throughout the State of California.
- We are affiliated with the National Apartment Association and are composed of nine regional affiliates.
- We are in the business of keeping Californians safely and affordably housed, and have been strong advocates for rental assistance and collaborative solutions to improve housing supply and affordability.
- Talk about your personal experience as a housing provider and some of the legal and regulatory challenges you have faced (e.g., habitability or ADA claims, squatters, lease violations and non-payment of rent, rent caps, increased costs etc.).
- Be mindful of the backgrounds of the legislators you are meeting.

LEGISLATION for SENATE MEETINGS

SB 1335 (Strickland) - Property Left in Common Areas - SUPPORT

- CALRHA is sponsoring SB 1335, which would allow for property owners to give notice and then remove property left in common areas by tenants.
- There is a growing health and safety, as well as aesthetic concerns with tenants leaving bicycles, couches, garbage, and other items in common areas that are to be enjoyed by all tenants.
- Allowing owners to quickly remove items left in common areas helps to improve the quiet enjoyment and safety of all residents living within the property.

SB 1155 (Smallwood-Cuevas) - Eviction Ban During Government Shutdown - OPPOSE

- Would ban evictions of federal employees or contractors due to nonpayment of rent during a government shutdown, extending protections 30 days post-shutdown, and prohibits landlords from charging late fees, thus putting the onus on the backs of property owners.
- This bill imposes financial burdens on housing providers for matters they have no control over. It forces housing providers to, in effect, become lenders to their residents.
- Allowing residents to forgo payment of rent for extended time periods, under any circumstances, places them in a compromised financial position that very few will work their way out of. As a result, their ability to repay large balances of rental debt will be challenging if not impossible, and their chances of securing future housing or any type



of credit will be difficult.

SB 1243 (Durazo) - Eviction Ban for Immigrants - OPPOSE

- Would ban evictions and late fees for immigrants facing detention-related hardships and ICE enforcement through January 1, 2030, thus putting the cost on property owners.
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SB 1296 (Durazo) - Mandatory Pet Advertising Changes - OPPOSE

- Mandates that rental property providers include their pet policy in advertisements and rental applications, including any breed and weight restrictions.
- This bill imposes yet another complicated regulatory condition on owners that further limits their ability to approve and control pets at their properties.
- Further limiting a housing provider's control over pets living at a property ultimately hurts renters who may be physically at risk of harm by bite, asthma, allergies, interference with remote work and schooling, interference with proper sleep (swing shift and young children).

LEGISLATION for ASSEMBLY MEETINGS

AB 1771 (Alvarez) - Deletion of On-site Resident Manager Requirement - SUPPORT

- We are sponsoring AB 1771, which would eliminate the outdated requirement that there be an on-site resident manager in properties with 16-units or more.
- Given the modern-day access to services, the deletion of this requirement would alleviate costs and free up units for rent.
- Elimination of this requirement saves operating costs, which ultimately reduces the need to increase rents to cover other rapidly rising costs.
- Also, elimination of this requirement “frees-up” rental units for others who may be in need of housing.

AB 2603 (Lowenthal) - Habitability Claim Relief - SUPPORT

- This bill would impose a requirement that renters report untenable conditions within their rental unit to housing providers before making a housing provider liable and



allowing housing providers to mitigate and address uninhabitable conditions.

- Habitability claims have been an increasing source of costly claims made against housing providers who often are unaware these issues exist until a tenant is faced with eviction due to non-payment. These claims are often used as a defense in an unlawful detainer matter.
- Plaintiff lawyers have been soliciting renters to file habitability claims and owners are being forced to settle these matters out of court rather than go through lengthy and costly court battles to prove their innocence. These claims are costly and rarely covered by insurance (most carriers exclude habitability claims today) and ultimately lead to higher housing costs, which leads to the need to charge higher rents.



Legislative Priorities 2026

LEGISLATION PENDING in the SENATE

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About CalRHA

We are the state’s leading voice for rental housing providers

The California Rental Housing Association (CalRHA) proudly represents 15,000 dedicated members—primarily small, family-owned housing providers who own 10 rental units or fewer. Collectively, our local owners provide 755,000 homes for residents of California, playing a vital role in keeping our communities housed.

As part of a powerful statewide network that includes nine regional affiliates, we help ensure safe, quality, and affordable housing for renters across the state. Our members are the backbone of California’s rental housing market—committed to providing homes, supporting neighborhoods, growing the economy, and advocating for fair and sustainable housing policies.



Statewide Economic Impact



43,000 jobs

supported by the rental housing industry



\$29.3 billion

in annual activities that support our state’s economy

Source: WeAreApartments.org

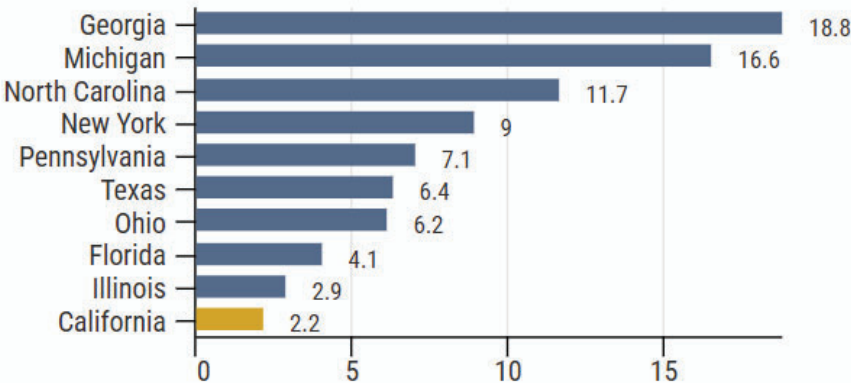
Eviction Data:

California consistently has the LOWEST eviction rates of the 9 most populous states, with 2.2 filings per 100 rental households in 2018, according to the most recently available data.

Source: Eviction Lab at Princeton University - Eviction Filing Rates for States in 2018 (most recent report).

Eviction Filings in 2018

(per 100 rental households)



California Rental Housing Association

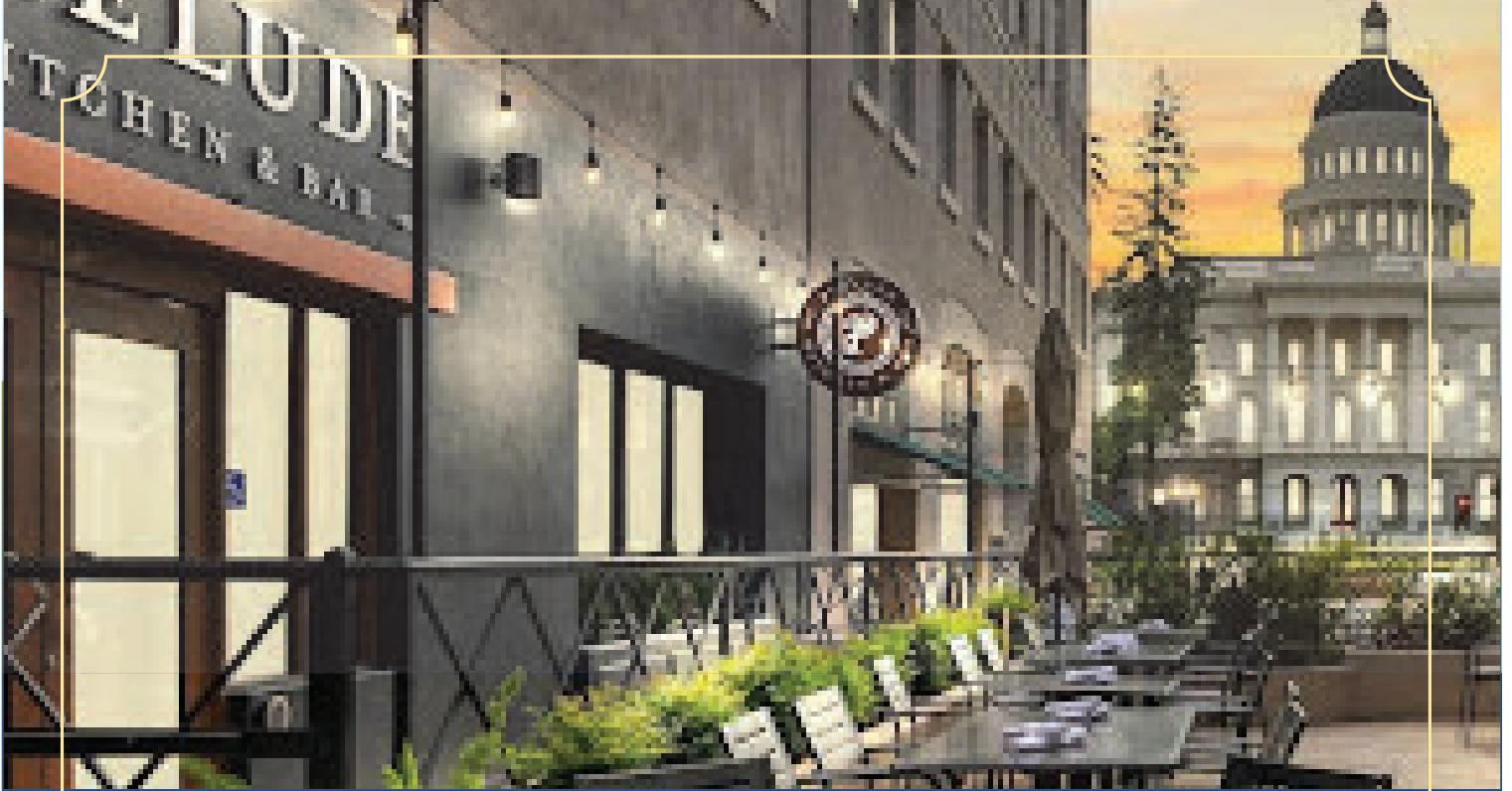
www.cal-rha.org

Breakdown of \$1 of Rent

According to the National Apartment Association's cost study, for every \$1.00 in rent collected, only \$0.07 (7-cents) goes to the "bottom line." That means \$0.93 of every \$1.00 in rent collected goes to cover mortgage obligations, property taxes, insurance, maintenance and repairs, and other operating expenses.

In practical terms, a rental unit generating \$1,000 per month, for example, produces roughly just \$70.00 in net operating cash flow. This is, at best, only a very modest return on investment for rental housing providers considering the legal and regulatory risks they are subject to at both the state and local government levels. These legal and regulatory risks include complicated regulatory mandates, risk of non-payment of rent, litigation and eviction costs, and various legal claims (valid or not) for habitability, discrimination, and harassment. Given these legal and regulatory risk factors, among other things, the financial return is limited given the level of financial investment, time commitment and exposure risks involved.





CALIFORNIA RENTAL HOUSING ASSOCIATION LEGISLATIVE RECEPTION

PRELUDE KITCHEN & BAR

April

Tuesday

14

2026

05:30PM TO 7:00PM | 1117 11TH STREET
SACRAMENTO, CA

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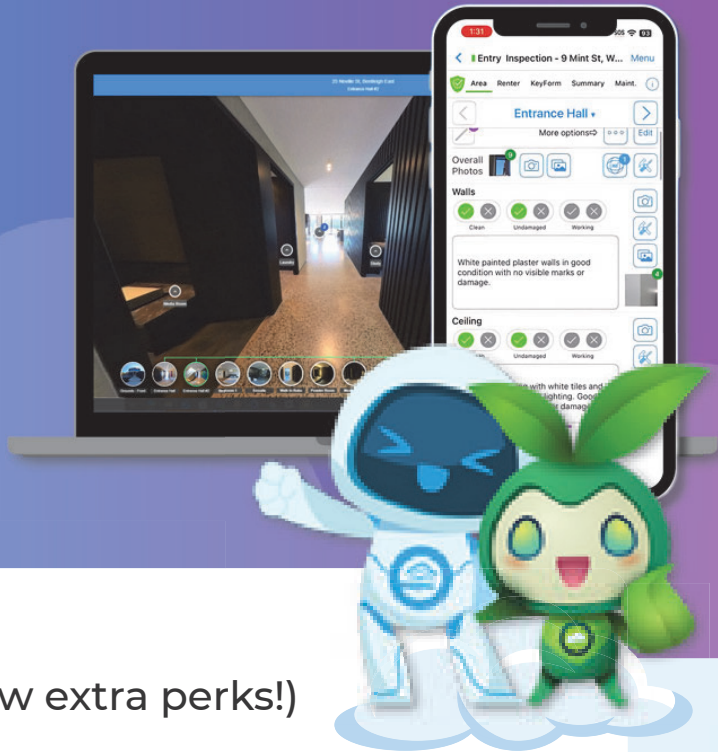


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CARLENE MURDOCH

Head of Property Management
Harcourts Newport



How it works:

1

Snap 360° images using the Virtual Tours camera.

2

Let 360AI analyze and generate comments

3

Review the AI-generated insights.

4

Submit your report effortlessly

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