

# CalRHA Legislative Updates



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December 2023

## Public Policy Update

### Highlighted New Rental Housing Laws for 2024

Below is a summary of some of higher priority laws impacting the rental housing space that will be taking effect in 2024.

**AB 12 (Haney) Security Deposits.** Prohibits a landlord from receiving a security deposit for a rental agreement in an amount in excess of one month's rent, regardless of whether the residential property is unfurnished or furnished. We did achieve a carve out for owners of up to 2 properties/4 units. The bill has a delayed implementation date of July 1, 2024.

**AB 548 (Boerner).** State Housing Law: Inspection. Requires local enforcement agencies to develop policies and procedures for inspecting multiple units in a building if an inspector or code enforcement officer has determined that a unit in that building is substandard or is in violation of state habitability standards.

**AB 1317 (Wendy Carrillo).** Unbundled Parking. Would require the owner of residential real property that provides parking with a residential unit to unbundle parking from the price of rent ("unbundled parking" selling or leasing parking spaces separate from the lease of the residential use). We obtained an amendment exempting 15-units or less from the bill.

**AB 1332 (Juan Carrillo).** ADU Pre Approved Plans. Requires local governments to create a program for the pre-approval of Accessory Dwelling Units (ADUs). CalRHA supported AB 1332, as ADU streamlining is a priority of the association.

**AB 1418 (McKinnor).** Tenancy: Local Regulations, Criminal Convictions. Limits the ability of local governments to adopt local ordinances, rules, policies, programs, or regulations to penalize a tenant's contact with law enforcement, or require landlords to adopt policies or procedures that do so.

**AB 1607 (Wendy Carrillo).** LA County Affordable Solutions Act. Allows the Los Angeles County Affordable Housing Solutions Agency (LACAHS) to transfer a portion of revenue raised by a tax measure to the County of Los Angeles for programs that provide support and services to prevent and combat homelessness.

**AB 1620 (Zbur).** Permanent Disabilities: Comparable Units. Allows a jurisdiction with rent control to require an owner of a rent-controlled unit to allow a tenant with a permanent physical disability to relocate to an available comparable or smaller unit located on an accessible floor of the property and retain their same rental rate. We negotiated amendments on this bill to remove opposition.

**AB 1679 (Santiago).** Transaction and Use Taxes: County of LA. Authorizes Los Angeles County (LA County) to impose a transaction and use tax (TUT) that exceeds the 2% statutory limitation.

**SB 267 (Eggman).** Credit of Persons Receiving Government Subsidies. Would prohibit the use of a person's credit history as part of the application process for a rental housing accommodation without offering the applicant the option of providing alternative evidence of financial responsibility and ability to pay in instances in which there is a government rent subsidy and would require that the housing provider consider that alternative evidence in lieu of the person's credit history.

**SB 567 (Durazo).** Just Cause. Makes revisions to the no-fault just cause eviction provisions of the Tenant Protection Act of 2019 (TPA) and provides additional enforcement mechanisms for violations of restrictions on residential rent increases and no-fault just cause evictions, to take effect April 1, 2024.

**SB 712 (Portantino).** Micro Mobility Devices. Prohibits a landlord from prohibiting a tenant from owning personal micro mobility devices, as defined, or from storing and recharging up to one personal micro mobility device in their dwelling unit for each person occupying the unit.

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## Assembly Committee Chairmanship Update/Pro Tem Transition

The new Speaker, Robert Rivas, has announced his committee chairmanship changes for 2024. Of note, Assemblymember Wicks, who was the Housing Chair, is now the Appropriations Chair. She has been replaced by Assemblymember Ward from San Diego. Assemblymember Maienschein has been replaced by Assemblymember Kalra. Additionally, Assemblymember Gabriel is the new Budget Chair. To view all of the committee changes go to: <https://docs.google.com/document/d/1Av-SeP3y0-jmiXoJfrnsHrnsEDaNa7EYRbTNwEBZG6VY/edit>



*Robert Rivas  
CA Assembly Speaker*

In the Senate, a leadership transition date has been set for Monday, February 5th, which is when Senator Mike McGuire from Healdsburg will be replacing Senate Pro Tem Toni Atkins from San Diego who is termed out at the end of 2024. McGuire's leadership will be fairly short, as he is required to step down after 2026 due to his own term limit.



*Mike McGuire  
CA Senate  
Majority Leader*

## State Budget Update – Legislative Analyst's Office (LAO) Projects \$68 Billion Deficit

On December 7th, the LAO released its fiscal report, projecting a \$68 billion deficit. This would be a record for the state and is largely due to increased spending and delayed tax revenue. The LAO recommends that the Governor declare a fiscal emergency, allowing the state to dip into as much as \$24 billion of its rainy-day funds, and that legislators pull back on one-time spending allocations that have not yet been distributed. This could save \$10 billion or more in funding that was set aside for transportation, environmental and education programs. The Governor is finalizing the state budget for 2024-25, which will be released in early January.



*CA Governor  
Gavin Newsom*

## Welcome New Members

Phillip Korte, Tyson Aye, Todd Edwards, Rebecca Barks, Julie Pham, Alexander Maisel, Lynnelle Williams, Linda Berson, Pauline Keeble, Betty Donellan, Catherine & Eberhard Brunner, Albert Beyerle, Sherman Vincent, Eva Enrigue, William Noack, Joshua Cohn, Carolyn Slack, Alexa Villa & Estella McKinnon



# RENT CONTROL WEBINAR

Hosted by the California Rental Housing Association (CalRHA) and our affiliates

Join us for a crucial webinar aimed at providing you with essential insights into the impending rent control initiative and its potential impact on your rental properties.

## Key Speakers:

- **Russo & McGarty:** Top campaign consultants who led previous battles on rent control initiatives Props. 10 & 21.
- **Housing Experts:** Offering valuable perspectives on the implications for your rental income.

## Agenda:

- Understanding the Rent Control Initiative
- Prohibition on Fair Market Rates
- Direct Implications on Rental Income

## Why Attend?

- Gain critical insights
- Learn proactive measures
- Safeguard your interests

Don't miss out on this invaluable opportunity to stay informed and empowered in this critical fight.

Mark your calendar and secure your spot today!

Register for the webinar \_\_\_\_\_

[https://us02web.zoom.us/webinar/register/WN\\_6ddcoOrXQMymP9XSgjzWWg#/registration](https://us02web.zoom.us/webinar/register/WN_6ddcoOrXQMymP9XSgjzWWg#/registration)



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**16**  
 JANUARY 2024

**ONLINE**



## **Register Now! Webinar - 2024 Rent Control Initiative Fight**

Dear Property Owner,

As a valued member of the California rental property owners' community, we are thrilled to extend an invitation to our upcoming webinar titled "2024 Rent Control Initiative Fight," hosted by the California Rental Housing Association (CalRHA) and our nine affiliates.

This webinar, scheduled for Tuesday, January 16, 2024, at 10:00 a.m., aims to provide you with critical insights into the impending rent control initiative and its potential impact on your rental properties.

Our esteemed panel includes top campaign consultants from Russo & McGarty, who led previous battles on rent control initiatives Props. 10 & 21, alongside housing experts. They will shed light on how this ballot initiative threatens your ability to establish fair market rates upon vacancy and the direct implications it poses for your rental income.

We understand the importance of staying informed and equipped to navigate such pivotal changes in the rental housing landscape. This webinar serves as a platform to keep you updated and arm you with essential strategies to safeguard your interests.

To ensure you are prepared and empowered in this critical fight, we encourage you to register for the webinar today by clicking this registration link.

Don't miss out on this invaluable opportunity to gain crucial insights and learn proactive measures to protect your rental properties. Secure your spot today and mark your calendar for this vital discussion.

Should you have any questions, please do not hesitate to reach out to us at [info@cal-rha.org](mailto:info@cal-rha.org).

Thank you and we hope you can join us!