

CalRHA Legislative Updates

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FINAL ACTION ON LEGISLATION

Governor Newsom's Signatures and Veto

Governor Newsom signed most legislation that made it to his desk, around 87%. Those signed that impact the rental housing community are included below:



CA Governor
Gavin Newsom

AB 246 (Bryan) the Social Security Tenant Protection Act of 2025. The Act authorizes a tenant of residential real property to assert Social Security hardship as an affirmative defense in an unlawful detainer proceeding based on the nonpayment of rent. Opposed



CA Assembly
Isaac Bryan

AB 414 (Pellerin) Security Deposits. Amendments were agreed upon, to allow for mutual written agreements for alternative methods of refunding security deposits, clarify that the itemized statement can be provided by email or first-class mail upon mutual agreement, and account for managing security deposit returns when multiple adult tenants reside in a unit. Neutral



CA Assembly
Gail Pellerin

CalRHA 2025 Legislative Update: Priority 1 Bills are available on the SBRPA website under the Resources tab. <https://www.sbrpa.org/calrha-bills-update>

AB 628 (McKinnor) Habitability: Stoves and Refrigerators.

This bill makes a dwelling that substantially lacks a stove or refrigerator that are maintained in good working order and capable of safely generating heat for cooking or safely storing food untenable. Opposed



CA Assembly
Tina McKinnor

AB 747 (Kalra) Service of Process Accountability,

Reform and Equity (SPARE) Act. The bill establishes rigid requirements for service of process—including three separate personal service attempts at different times and days, mandatory attempts at residential addresses even when such information may not be available, and GPS-stamped photographic evidence for every attempted or affected service. Opposed



CA Assembly
Ash Kalra

AB 863 (Kalra) Residential Rental Properties: Language Requirements. Instead of requiring a landlord to provide the tenant with a notice in Spanish, Chinese, Tagalog, Vietnamese, or Korean, as well as in English. Amendments were taken to instead have the Judicial Council create a summons containing the languages and make it available on their website. Neutral

AB 1414 (Ransom) allowing for an opt-out of landlord-tenant internet service, is pending at the Governor's desk, with both the National Apartment Association and the California Rental Housing Association opposed. Opposed



CA Assembly
Rhodesia Ransom

SB 262 (Wahab) Prohousing Local Policies.

This bill adds additional local policies related to housing stability, and homelessness as pro-housing policies that the Department of Housing and Community Development (HCD) can consider in developing a pro-housing designation. We were able to have rent stabilization ordinance, funding for legal services for eviction defense and eviction prevention, as well as tenant protections amended out of the bill. **Neutral**

Governor Newsom did veto, **SB 36 (Umberg)** dealing with price gouging during states of emergency. For more information on this bill, go to https://leginfo.legislature.-ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB36



*CA Senate
Alisha Wahab*



*CA Senate
Thomas Umberg*

In October, Speaker Rivas created a **Select Committee on Housing Construction Innovation** in the 2025-26 Regular Session and appointed the following membership:

- Assemblymember Buffy Wicks, Chair
- Assemblymember David Alvarez
- Assemblymember Jessica Caloza
- Assemblymember Juan Carrillo
- Assemblymember Sade Elhawary
- Assemblymember Mark González
- Assemblymember Heather Hadwick
- Assemblymember Matt Haney
- Assemblymember John Harabedian
- Assemblymember Josh Hoover
- Assemblymember Sharon Quirk-Silva
- Assemblymember Rhodesia Ransom
- Assemblymember Lori Wilson



*CA Speaker
Robert Rivas*