

## CalRHA Legislative Updates

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April 2025

### Legislative Update

The California State Capitol has experienced a period of heightened legislative activity in recent weeks. Numerous bills have undergone hearings in policy committees, and budget subcommittees have conducted sessions in anticipation of the forthcoming May Revision to the state budget. The Legislature is currently observing its one-week Legislative Spring Recess and is scheduled to reconvene on April 21st.

#### **Senate Bill 448 (Umberg/ D-Santa Ana) Squatter Removal,**

sponsored by CalRHA, which aims to address the issue of trespassers/squatters on rental property and their removal by law enforcement, was successfully passed by the Senate Public Safety Committee on SB 448 defines a squatter as an individual who unlawfully enters and remains in a residential property and, upon request, refuses to vacate or falsely claims a legal right of possession. This legislation would establish a procedure for notification utilizing an SB 602 form and the removal of a squatter by a local law enforcement agency. SB 448 is scheduled for its next hearing in the Senate Judiciary Committee on April 29th. The bill has garnered support from a broad coalition, including law enforcement, the Realtors, and tribal organizations.



*CA Senator  
Tom Umberg*

A newly prioritized legislative measure, **Assembly Bill 1157 (Kalra/D, San Jose) Just Cause and Rent Caps**, has emerged, representing a substantive amendment that would significantly alter the existing just cause and rent cap provisions established under AB 1482, the Tenant Protection Act of 2019. AB1157,



*CA Assembly  
Ash Kalra*

introduced on March 28th, proposes to amend the Tenant Protection Act by reducing the state's rent

cap from 5% plus inflation or 10% (whichever is lower) to 2% plus inflation or 5% (whichever is lower). Furthermore, it seeks to eliminate a key exemption for single-family homes and condominiums from statewide rent caps and just-cause eviction requirements. The enactment of AB 1157 would remove this exemption, thereby subjecting nearly all residential properties to more stringent rent control and eviction regulations. Additionally, the bill aims to make the statewide rent and eviction controls permanent, rather than allowing them to sunset on January 1, 2030. AB 1157 is scheduled for a hearing in the Assembly Housing and Community Development Committee on April 24th.

Other updates to legislation are included below:

#### **Assembly Bill 246 (Bryan/D, Culver City) Social Security Tenant Protection Act.**

This bill was gutted and amended on April 10th. The bill would now, until January 20, 2029, enact the Social Security Tenant Protection Act of 2025, which would prohibit a court, during a declared social security benefit payment interruption, from issuing a summons on a complaint for unlawful detainer in any action that seeks possession of residential real property and that is based, in whole or in part, on nonpayment of rent or other charges, if the defendant experiences a loss of income due to the social security benefit payment interruption.



*CA Assembly  
Isaac Bryan*

Furthermore, AB 246 would also require any 3 days' notice that demands payment of covered rental debt, as defined, that is served on a tenant during a declared social security benefit payment interruption to meet specified criteria, including that the notice include an unsigned copy of a declaration of social security-related financial distress and that the notice advise the tenant that the tenant will not be evicted for failure to comply with the notice if the tenant delivers a signed declaration to the landlord. AB 246 is pending a vote on the Assembly Floor.

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**Assembly Bill 311 (McKinnor/D, Inglewood) Dwelling Units: Persons and Risk of Homelessness.**

AB 311 would also permit a tenant, with written approval of the owner or landlord, to temporarily permit the occupancy of their dwelling unit by a person who is at risk of homelessness and one or more common household pets owned or otherwise maintained by the person and increase rent, subject to state and local ordinances. CalRHA has taken a support position on this bill and the bill has passed to the Senate. (see page xx for the bill write-up).



CA Assembly  
Tina McKinnor

**Assembly Bill 414 (Pellerin/D, Santa Cruz) Residential Tenancies: Return of Security.**

This bill has been amended and would generally require a landlord to return the security by personal delivery or by check made payable to the tenant. If the landlord received the security or rental payments from the tenant electronically, the bill would instead require the tenant to return the remainder of the security electronically, as specified, unless the landlord and tenant designated another method of return, by written agreement. The bill would also instead authorize the landlord and tenant to mutually agree, as specified, to provide the itemized statement by either email to an email account provided by the tenant or mail by first-class mail, postage prepaid, to an address provided by the tenant. AB 414 has passed to the Senate.



CA Assembly  
Gail Pellerin

**Assembly Bill 1183 (Lowenthal/D, Long Beach) Residential tenancy: habitability – inspection and right to cure.**

This gut and amend came into print on March 28th. AB 1183 would authorize the landlord of a dwelling unit to elect to have an inspection performed to verify that the dwelling unit satisfies the habitability requirements described above before it is made available for hire. The bill would establish a presumption that, if the landlord has an inspection performed showing no violation of the habitability requirements, the dwelling unit meets that standard for an unspecified period of time. If a



CA Assembly  
Josh Lowenthal

tenant makes the landlord aware of a dilapidation of the premises during that time, the bill would provide the landlord an unspecified period of time in which to cure or correct the dilapidation, during which period the landlord would not be deemed to be in violation of the habitability requirements described above. The bill would authorize a local agency that performs an inspection at the request of a landlord to charge the landlord a fee sufficient to cover its cost in providing the inspection. AB 1183 is set for a hearing in the Assembly Judiciary Committee on April 29th.

**Assembly Bill 1248 (Haney/D, San Francisco) Rental Fees.**

This gut and amend on March 24th is sponsored by the Attorney General and targets fees associated with rental properties. This bill would require, for new residential tenancies beginning on or after January 1, 2026, that a tenant only be obligated to pay rent and prescribed fees or charges, including, among other things, a security deposit and rent stabilization fees charged to a landlord and passed on to the tenant. For tenancies that began before January 1, 2026, the tenant would only be obligated to pay rent, the fees and charges described above, any fees or charges that were charged at the start of the tenancy, and fees or charges for specified utilities, including the use of a ratio utility billing system (RUBS). The bill would also require that any payment received from, or on behalf of, a tenant be applied to rent, rental debt, and any outstanding fees in a specified order, and would prohibit late fees from being charged to a tenant whose only delinquency is attributable to nonpayment or late payment of a late fee. The bill would provide that a landlord or landlord's agent who violates these provisions is liable to a tenant in a civil action for damages, including treble damages. CalRHA is opposing AB 1248 which is set for a hearing on April 22nd in the Assembly Judiciary Committee.



CA Assembly  
Matt Haney

**Senate Bill 381 (Wahab/D, Fremont) Residential Rental Properties: Fees.**

This bill would enact the Fair Rental Act of 2025. The bill would prohibit a landlord or their agent from charging certain fees, including, any fee that is not specified in the rental agreement, a processing fee, including a convenience fee or a check cashing fee, for the



CA Senate  
Alisha Wahab

the payment of rent or any other fees or deposits, or a fee for a tenant to own a household pet. The bill would also prohibit a landlord or their agent from charging a late fee for the late payment of rent that is more than 2% of the monthly rental rate, and would prohibit the late fee from being charged unless the rent is overdue by 7 days or more. Furthermore, the bill would prohibit a landlord or its agent from charging a fee for a parking space. Finally, SB 381 would eliminate the authority of the landlord or their agent to charge, as part of the application screening fee, the reasonable value of time spent by the landlord or their agent in obtaining information on the applicant.

**Senate Bill 436 (Wahab/D, Fremont) Right to Redeem Tenancy.** SB 436 would require a court presiding over an unlawful detainer action to restore a residential tenant to their former estate or tenancy if the tenant: (1) pays the full amount of rent in arrears, as specified, or (2) submits documentation of approval for rental assistance funds in an amount that would cover the full amount of rent in arrears. The bill would not require a tenant to make a showing of hardship to obtain this relief. Furthermore, the bill would require the 3-day notice to pay rent or quit, as described above, to contain a statement advising the tenant of their right to redeem their tenancy by paying or obtaining rental assistance funds to cover the specified rent in arrears. CalRHA opposes SB 436, which is set for a hearing in the Senate Judiciary on April 29th.

**Senate Bill 522 (Wahab/D, Fremont) Housing: Tenant Protections.** This bill excludes, from the exemption to California's just-cause eviction protections for housing issued a certificate of occupancy within the last 15 years, housing that is built to replace a housing unit substantially damaged or destroyed by a disaster, as specified. Unfortunately, SB 522 will have the unintended consequence of discouraging the reconstruction of housing destroyed by disasters. CalRHA opposes SB 522, which is pending a vote on the Senate Floor.

**Senate Bill 681 (Wahab/D, Fremont) Housing.** SB 681 is a gut and amend that came into print on April 10th. The bill incorporates language from SB 381 (above) and adds provisions on Seismic Retrofitting for Multifamily, planning and zoning law changes, changes to the Housing Accountability Act, and the Permit Streamlining Act. SB 681 is set for a hearing in Senate Housing on April 22nd.

The Legislative calendar for the year is as follows:

**April 11-18** –Spring Recess

**May 2nd**–Policy Committee Deadline for Fiscal Bills

**May 9th**–Policy Committee Deadline for Nonfiscal Bills

**May 23rd**–Appropriations Committee Deadline

**June 6th**–Deadline for bills to pass the Floor in their House of Origin

**June 15th**–Deadline to Pass Budget Bill

**July 18th**–Policy Committee Deadline in Second House

**July 18th**–August 15th -Summer Recess

**August 29th**–Appropriations Committee Deadline in Second House

**September 12th**–Recess Begins

**October 12th** –Last Day for the Governor to Sign or Veto Legislation

#### **4/11/25 Update**

The Legislature is on Spring Recess now through next week. Attached, please find the full CalRHA bill list. Note new amendments on AB 246 and SB 681, which came into print today.

- **AB 1157 (Kalra) Just Cause/Rent Increases** - Set for a hearing on April 24th in Assembly Housing and Community Development
- **AB 1248 (Haney) Fees and Charges** - Set for a hearing on April 22nd in Assembly Judiciary
- Our sponsored bill, **SB 448 (Umberg)** - Set for a hearing on April 29th in Senate Judiciary

The following information will be posted on our website under the Resource tab:

- **SB448 Squatter Removal**, Press Release
- **AB246 Social Security Tenant Protection Act**, text of bill
- **AB311 Dwelling Units: Persons at Risk of Homelessness**, Fact Sheet
- **AB1157 Just Cause & Rent Caps**, text of bill
- **AB1183 Residential Tenancy: Habitability – Inspection and Right to Cure**, survey request.
- CalRHA List of Priority 1 Bills

***Thanks to your tremendous efforts, the Senate Public Safety Committee today unanimously approved CalRHA's sponsored Trespassing Response & Remedies Act (SB 448 - Umberg). The bill now moves to the Senate Judiciary Committee.***

## **SB 448, THE TRESPASSING RESPONSE AND REMEDIES ACT, PASSES OUT OF THE SENATE COMMITTEE ON PUBLIC SAFETY**

*Backed by a Coalition of Public Safety, Housing, and Community Organizations, SB 448 aims to Protect Property Owners and Renters from Unlawful Trespassers*

**SACRAMENTO, Calif.** – Senate Bill (SB) 448 (Umberg), also known as the Trespassing Response and Remedies Act, continues to gain momentum as it was approved today with unanimous support from the members of the Senate Public Safety Committee.

The California Rental Housing Association (CalRHA) is joined by a broad coalition of public safety organizations in thanking Senator Arreguin (D – Berkeley), Chair of the Committee on Public Safety, Committee members, and SB 448's author Senator Umberg for their leadership in advancing this critical legislation.

Over 35 organizations have supported SB 448 to date, including numerous law enforcement, public safety, housing, and community organizations. These groups recognize that unlawful trespassing can escalate into hazardous situations, putting property owners, tenants, and first responders at risk.

Public safety officials have voiced the risks posed by illegal trespassers, who often exploit legal loopholes to remain on properties unlawfully. Fire hazards, criminal activity, and unsafe living conditions are just a few of the issues we see when unauthorized occupants take over properties. SB 448 ensures that public safety agencies have the necessary tools to protect residents and prevent neighborhoods from being destabilized by unlawful trespassing. By streamlining the process for law enforcement to take action, SB 448 provides critical tools to remove unauthorized occupants and deter future trespassing.

"Illegal trespassing is not just a property rights issue—it's a public safety issue," said Senator Tom Umberg (D - Santa Ana). "We have heard from law enforcement agencies, firefighters, and other first responders who see the dangers of illegal squatting every day. This legislation provides them with a clear framework to intervene while maintaining critical protections for renters."

With illegal trespassing and squatting incidents on the rise across California, SB 448 delivers much-needed solutions to safeguard property owners and renters while reinforcing public safety.

"In the past month, we've seen overwhelming support for SB 448 from public safety leaders and organizations across the state," said Adam Pearce, President, CalRHA. "This bill is about more than protecting property rights — it's about keeping communities safe and ensuring rightful property owners can reclaim their homes efficiently and fairly. Our coalition is united in tackling this urgent issue head-on."