

## CalRHA Legislative Updates

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### POLITICAL AND PUBLIC POLICY UPDATE

#### Political Update

Given the passage of California's Proposition 50 in the November 2025 special election, the state has adopted new congressional district maps. The new boundaries were designed to counteract partisan redistricting efforts in Republican-led states such as Texas. Analysts suggest the change could enable Democrats to gain control of up to five Republican-held House seats, potentially playing a major role in determining which party holds the majority in the U.S. House after the 2026 midterms.



CA Governor  
Gavin Newsom

Specifically, the districts currently represented by Republicans Darrell Issa, Doug LaMalfa, Ken Calvert, David Valadao, and Kevin Kiley have been redrawn to include a greater proportion of Democratic-leaning areas. Already, termed-out ProTem Mike McGuire has declared that he will be challenging Doug LaMalfa. The proposition is facing immediate legal challenges in that the California Republican Party and the U.S. Department of Justice have filed lawsuits seeking to block the new maps, arguing they violate constitutional protections. However, this is largely viewed as a success for the Democrats and Governor Newsom in California.

As far as Leadership in the State Capitol, Senate Pro Tem Elect, Monique Limon (D-Santa Barbara), will be sworn in on November 17th. With a change in leadership in the Senate, we can expect changes in Committee Chairmanships and make-up. Those will likely be announced in December



CA Senator  
Monique Limon

### New Laws Going into Effect January 1, 2026

**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.



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.



CA Assembly  
Gail Pellerin

**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 untenantable.



CA Assembly  
Tina McKinnor

**AB 747 (Katra) 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.

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**AB 863 (Katra) 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.



CA Assembly  
Ash Katra

**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.



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.



CA Senate  
Alisha Wahab

## Looking Ahead to 2026

As January will begin the second year of a two-year session, any bills introduced in 2025 that stalled in their house of origin must pass policy committee by January 16th and the Floor by January 31st.

As an example, AB 1157 (Katra) dealing with just cause and rent increases is still in Assembly Judiciary and we will continue to oppose. A bill we are helping to support, AB 1183 (Lowenthal) which would allow for a right to cure in habitability claims, must also pass the Judiciary Committee by January 16th.

There will likely be bills on trespass, landlord-tenant fees, and development/redevelopment that we will be engaged on in 2026. All legislative deadlines are listed below.

## 2026 Legislative Deadlines

- February 20th: Bill Introduction Deadline
- March 26th: Spring Recess
- May 8th: Policy Committee Deadline
- May 15th: Fiscal Committee Deadline
- May 29th: Floor Deadline
- June 15th: Budget Bill Passage
- June 25th: Last Day for a Legislative Measure to Qualify for November 3rd General Election Ballot
- July 2nd: Policy Committee Deadline in Second House and Start of Summer Recess
- August 3rd: Legislature Reconvenes from Summer Recess
- August 14th: Fiscal Committee Deadline in Second House
- August 31st: Floor Committee Deadline in Second House/End of Session
- September 30th: Last Day for Governor to Sign or Veto Legislation

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## 2025 Legislative Session Recap – Signed Legislation

**AB246 (Bryan) 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.

**AB628 (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.

**AB747 (Katra)** Strengthens procedural protections for defendants by increasing accountability for process servers, clarifying the standard for substituted service, requiring photographic documentation of service, and enhancing access to post-judgment relief when service was unlawful.

**AB1414 (Ransom) allowing for an opt-out of landlord-tenant internet service.** Both the National Apartment Association and the California Rental Housing Association opposed.