

CalRHA Legislative Updates



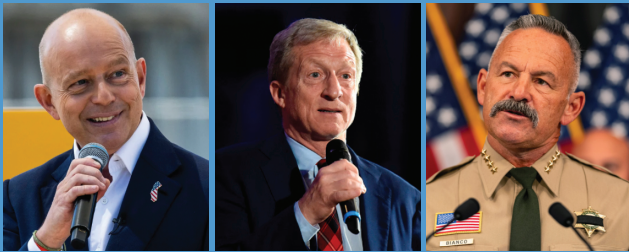
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Political Update

The gubernatorial race is wide open following Swallow's withdrawal. According to an Emerson College poll released on April 16th, Republican Steve Hilton leads with 17%. He is followed by billionaire climate activist Tom Steyer and Republican Riverside County Sheriff Chad Bianco, both tied at 14%. Democratic figures Attorney General Becerra and former Democratic Rep. Katie Porter are tied at 10%.

California Gubernatorial Candidates



Steve Hilton

Tom Steyer

Chad Bianco



Xavier Becerra



Katie Porter

Among Democratic voters, the landscape is shifting: Becerra has surged to 19%, now edging out Porter and just behind Steyer's 20%—a 15-point increase for Becerra since the March 11 poll. The poll notes that 23% of all voters remain undecided.

Legislative Update

CalRHA held its lobby days in the State Capitol on April 14th and 15th and the Legislature is in full swing with their policy committee hearings. In addition to holding the rent cap bill, AB 1167 (Kalra), in the Assembly Judiciary Committee this year, we are happy to report that two bills we were opposing, **AB 2616 (McKinnor), which would have mandated**

indoor air temperature of 82 degrees or less, and AB 1963 (McKinnor) which would have mandated acceptance of portable rental screening applications, are both not moving this year. Below, please find additional updates on key legislation.



Tina McKinnor

AB 1543 (Quirk-Silva) Rent Caps for Mobilehome Parks. Would have applied rent caps to mobilehome parks. **Oppose – Not Moving, but will do a gut and amend in the Senate.**



Sharon Quirk-Silva

AB 1611 (Haney) Taxation of Rental Properties and loss of 1031 Exchange Benefits for Owners of 50 or More Units. This bill addresses how gains are taxed when exchanging properties. Under current law, gains or losses from exchanging similar properties for business or investment purposes are not recognized for tax purposes. However, the bill would change this by preventing the non-recognition of gains for taxpayers who exchange single-family residential rental properties if they own 50 or more such properties in California than \$45 for the applicant. The changes would apply to exchanges completed from January 1, 2026, aligning with taxable years starting on that date. **On Rev & Tax Suspense File, to Be Taken Up April 27th – Oppose.**



Matt Haney

AB 1768 (Bryan) Increase LA County Taxes.

Existing law allows local governments to levy a transactions and use tax for various purposes, following specific procedures and limits, including a total tax rate cap of 2% per county. This bill would permit Los Angeles County to impose an additional tax of up to 0.5% under the Transactions and Use Tax Law until December 31, 2031, for general and special purposes, contingent on voter approval. This additional tax could surpass the typical 2% county cap. **Oppose – Not Yet Set for a Hearing.**



Isaac Bryan

AB 2057 (DeMaio) Prevent Local Government from Banning Gas Appliances.

Under existing California law, the Building Standards Commission sets building codes, and local governments can modify these standards for specific local conditions, provided they document the rationale. A rule from June 2025 to June 2031 bill would specifically prohibit local governments from altering building standards to ban natural gas in residential units and requires the commission to reject gas prohibition modifications. **This bill has not yet been set for a hearing.**



Carl DeMaio

AB 1771 (Alvarez) Delete Onsite Resident Manager Requirement.

Current law mandates that a manager or responsible person must live on-site in any apartment building with 16 or more units. The bill seeks to remove this requirement, preventing state or local entities from mandating on-site residency for managers or caretakers. It also directs the department to update its regulations accordingly. The bill states that these changes are of statewide importance, meaning they apply to all cities, including those with their own charters. **Sponsor/Support – Set for a hearing in Assembly Housing on April 22nd.**



David Alvarez

AB 2064 (Sharp-Collins) Criminal History Protection.

This bill would add "criminal history" to the list of protected characteristics in both the Unruh Act and FEHA. **AB 2064 passed Judiciary and is pending in the Appropriations Committee.**



LaShae Sharp-Collins

AB 2350 (McKinnor) Consumer Loans. Rent Obligations - This bill would bar finance lenders, brokers, and program administrators from making consumer loans if a purpose of the loan is to pay any obligation under a residential rental agreement (including rent-split loans). **AB 2350 is set for a hearing in the Assembly Banking Committee on April 23rd.**

AB 2025 (Pellerin) Digitally Altered Images for Rental Property.

The Real Estate Law regulates the licensing and activities of real estate brokers and salespersons. It mandates that if any digitally altered image is used in advertisements or promotional materials for selling real estate, a disclosure must be made, and an unaltered version of the image must be included if the content is online. A willful violation of this law is considered a crime. The bill extends these requirements to rented properties, meaning that similar disclosures and original images must be provided for rental property ads. **This bill is passing on consent.**



Gail Pellerin

AB 2609 (Calzoa) Pet Rent.

Existing law, until January 1, 2030, prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate, as specified, for a dwelling or a unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months before the effective date of the increase, subject to specified conditions. This bill would prohibit an owner of residential real property from charging a tenant additional rent in an amount in excess of 1% of the monthly rental amount due to the residence of a common household pet. Set for a hearing in the Assembly Judiciary Committee on April 28th.



Jessica Calzoa

residence of a common household pet. **Set for a hearing in the Assembly Judiciary Committee on April 28th.**

SB 880 (Wahab) Rental Fees .

Current law bars a seller or lessor of a single-family home from charging more than \$10 for signing and delivering documents needed to transfer, cancel, or reconvey title or related instruments when the buyer exercises a purchase option or finishes performance under the sale contract. The bill would extend that \$10 fee limit to sellers or lessors of any residential property (not just single-family homes), so the same cap would apply to multiunit residences, condominiums, and other residential types. In short: it broadens the consumer protection against excessive document-processing fees to all residential property transactions at the point of transfer. **SB 880 is set for a hearing in the Senate Judiciary on April 28th.**



Aisha Wahab

SB 1117 (Cervantes) Lowering ADU Costs.

Currently, impact fees cannot be charged on ADUs with 750 square feet or less of livable space. For ADUs larger than 750 square feet, fees must be proportional to the main dwelling's size. The bill proposes that fees for ADUs only apply to the area beyond 750 square feet. This bill would change how local agencies calculate these fees, creating a state-mandated local program, and asserts that these changes are of statewide concern, affecting all cities, including charter cities. **Support – Set for a Hearing in Senate Local Government on April 22nd.**



Sabrina Cervantes

SB 1155 (Smallwood-Cuevas) Eviction Protections During Federal Government Shutdowns.

The bill would protect federal employees or contractors from eviction due to nonpayment of rent during a government shutdown, extending protections 30 days post-shutdown. It prohibits landlords from charging late fees and requires courts to



Lola Smallwood-Cuevas

pause eviction actions during the specified time. Tenants must provide documentation to landlords or courts, and deferred rent must be paid within 30 days after receiving their first paycheck with backpay. **Oppose – Set for a Hearing in Senate Judiciary on April 21st.**

SB 1160 (Durazo) Eviction Data Reporting.

The bill proposes that the Judicial Council collect and publicly share eviction data, reporting it to the Legislature. Additionally, courts must supply monthly information on unlawful detainer cases, aggregated by ZIP Code, to be made available via a public records request.

Oppose – Passed Senate Judiciary and Set for a Hearing in Senate Appropriations on April 20th.



Maria-Elena Durazo

SB 1243 (Durazo) Eviction Ban for Immigrants.

The Tenant Protections for Immigrant Families Act of 2026 (effective until Jan 1, 2030) temporarily bars landlords from starting or continuing unlawful detainer (eviction) actions against residential tenants whose income, ability to obtain income, or financial support was disrupted by immigration enforcement, until 180 days after those enforcement activities end. To trigger protections a tenant must give the landlord a signed “detention-related hardship” declaration (false statements carry up to a \$1,500 civil fine); courts must stay pending evictions if the tenant submits documentation showing such hardship prevented payment of the alleged unpaid rent. The bill broadens the definition of “immigration enforcement activities,” defines “detention-related hardship” to include loss of income/support and increased costs, and requires 3-day cure/quit notices to include a statement that a tenant who delivers the signed hardship declaration within 15 days cannot be evicted for noncompliance. Landlords are prohibited from charging late fees, interest, penalties, or selling/assigning debts arising from detention-related hardship, and tenant screening or housing providers may not treat such debts as a negative factor in rental decisions. The Judicial Council must update court forms to implement these rules; the law sunsets on January 1, 2030. **Oppose – Set for a Hearing in Senate Judiciary on April 21st.**

SB 1296 (Durazo) Pet Mandates in Rental Property Advertisements and Applications. Existing law prohibits landlords from requiring tenants to declaw or devocalize their pets as a condition for renting. The proposed bill mandates landlords to clearly include their pet policy in advertisements and rental applications. This policy must detail any breed and weight restrictions. Prospective tenants must acknowledge receipt of this policy. Furthermore, if a landlord charges an application fee without first disclosing the pet policy, they must refund the fee to the applicant. **Oppose – Set for a Hearing in Senate Judiciary on April 28th.**

2026 Legislative Deadlines

- 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 the 11/3 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

Accessory Dwelling Units

ADU Handbook

Updated January 2026.

Technical Assistance and Enforcement Letters Dashboard

HAU letter issued, searchable by jurisdiction, date, housing law, and more.

Accessory Dwelling Unit Portal

Submit technical assistance requests and potential violations for review.

The California Department of Housing and Community Development (HCD) has released an updated edition of its Accessory Dwelling Unit (ADU) Handbook, reflecting recent changes to State ADU Law effective January 1, 2026.

The updated Handbook is your comprehensive guide to understanding ADU and Junior ADU (JADU) regulations in California, and is intended for homeowners, developers, local agencies, advocates, and legal professionals navigating the permitting process. Access the Updated ADU Handbook <https://www.hcd.ca.gov/sites/default/files/docs/policy-and-research/adu-handbook-update.pdf>.

Key topics include:

- Updated and Added Government Code Sections. Additionally, Government Code section 66333.5 was added.
- JADU Owner Occupancy.
- Local Ordinance Requirements.
- Application Requirements.
- Applications in the Coastal Zone.
- Reasonable Restrictions.
- Objective Standards
- Size Limitations.
- Fees.
- Expanded HCD Authority.
- JADUs and Fire Sprinklers.
- Unit Combinations.
- Certificate of Occupancy.

For questions or to request technical assistance, please visit HCD's ADU Portal <https://www.hcd.ca.gov/building-standards/adu>.