

CalRHA Legislative Updates

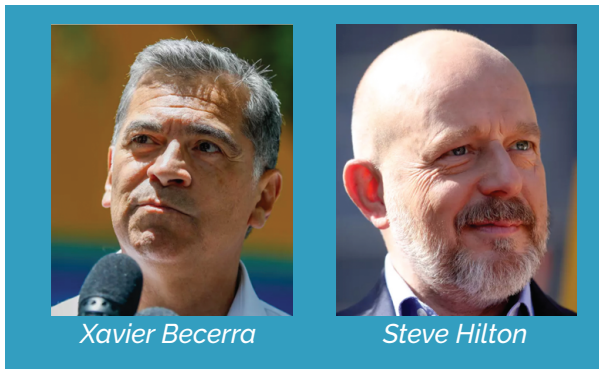


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Election Update

Due to voter registration numbers, Democrat Xavier Becerra should be elected Governor in our November election against Republican Steve Hilton. Governor Newsom officially endorsed Becerra this week, as did the CA Chamber of Commerce.



Xavier Becerra

Steve Hilton

All other statewide runoffs are also Democrat vs. Republican except the race for Insurance Commissioner where Democrat Jane Kim will be facing Democrat Ben Allen. On the Legislative front, several Moderate Democrat endorsed candidates were successful in the primary, including: Annalisa Perea-AD 31, Andrae Gonzalez-AD 35, Ayanna Davis-AD 65, and David Penalzoza-AD 68. The California Secretary of State does not certify election results until July 10, 38 days after the election.

For a full list of outcomes, please visit:
<https://dp.electionresults.sos.ca.gov/>

Legislative Update

The Legislature is now working on policy committees hearings in the second house, where the deadline to pass is July 2nd before the Legislature leaves for summer recess until August 3rd.

SB 880 (Wahab) has been gutted and amended to become a corporate ownership in California. SB 880 would require an institutional investor, to provide written notice of the institutional investor's intent to sell the property to each tenant at least 90 days before advertising the residential real property

for sale in a multiple listing service and that the tenant has the right to remain in possession until the end of the lease term, except as specified. For sales of residential real property containing 1 to 4 residential dwelling units by an institutional investor, this bill would require the institutional investor to, among other things, only accept offers from prospective owner-occupants, including any tenant in possession, during the first 30 days after the property is listed for sale.



Aisa Wahab

With regard to other legislation that CalRHA has been engaged in, please find an update below:

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). CalRHA is working in coordination with a large coalition on amendments before the Senate Banking Committee.



Tina McKinnor

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.



Sabrina Cervantes

CalRHA is supporting SB 1117 which has now passed to the Assembly and is pending in the Local Government Committee.

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.



Maria-Elena Durazo

CalRHA opposes SB 1160, which is pending before the Assembly Judiciary Committee.

SB 1296 (Durazo) Pet Mandates in Rental Property Advertisements and Applications. CalRHA opposes SB 1296, but has been engaged with the author's office who recently amended the bill to, among other things, shift from being mainly on disclosure of pet policies to one that also requires landlords who allow pets to maintain the policy in writing and make it accessible online, in digital ads, and in information sent to rental search engines. The amendments also change the required content of a pet policy from listing specific items like breed/weight restrictions, fees, limits, vaccinations, and insurance to a more general plain-language description of tenant pet owners' rights, responsibilities, requirements, and other material rules or restrictions. Finally, the amendments add

that failure to sign a pet addendum cannot be used as the basis for an unlawful detainer action, the refund of the application fee is the sole remedy and that there is no private right of action for other damages or relief, and that the bill does not require landlords to allow pets, create a website, or advertise through any particular medium. **SB 1296 is pending on the Assembly Floor.**

2026 Legislative Deadlines

- 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