

CalRHA Legislative Updates

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End of Session Public Policy Update

End of Session Wins

SB 493 (Becker) Price Gouging During War. This bill has been amended to more clearly tie wars to an emergency declaration by the President or Governor and limit it to 30 days, with the option for a 30 day extension, if needed. This bill failed to get the necessary votes to pass so was sent to the Inactive file, which was a major win for the industry.



Josh Becker

AB 1128 (Muratsuchi) Mobile-home Rent Caps for Torrance. Despite the bill being narrowed to only apply to the City of Torrance, AB 1128 was opposed by CalRHA and failed to pass the Assembly Floor on Concurrence.



Al Muratsuchi

Governor Newsom's Signed Rental Housing Related Bills

AB 1265 (Haney) Historic Rehabilitation Tax Credit. The bill extends California's historic rehabilitation tax credit program and was supported by CalRHA.



Matt Haney

AB 1842 (Harabedian) Mortgage Forbearance. This bill expands mortgage forbearance protections for borrowers whose residential property becomes uninhabitable because of a federally declared disaster, and it would require servicers to provide up to 180 days of initial forbearance, with



John Harabedian

extensions up to 12 months. CalRHA supported AB 1842.

AB 2025 (Pellerin) Digitally Altered Advertisement Photo. This bill would require a person who includes a digitally altered image in an advertisement or other promotional material for the rental of real property to include a disclosure, link, URL, or QR code to the original, unaltered photo.



Gail Pellerin

AB 2042 (Kalra) Civil Actions. This bill clarifies rules for challenging defaults in debt collection and other civil cases and updates how service of process must be documented and reviewed. Clarifies that a party that was not served in accordance with the SPARE Act may seek dismissal of a case, as permitted by law and applies to service attempted or completed after January 1, 2027.



Ash Kalra

SB 868 (Wiener) Residential Heat Pump Water Heater or HVAC Systems. Establishes requirements for cities and counties related to the installation of residential heat pump water heater or heat pump heating, ventilation, and air-conditioning (HVAC) system (residential heat pump systems). Makes void and unenforceable any covenants, conditions, or restrictions (CC&Rs) of a common interest development (CID) and any provision of the governing documents of a homeowners' association (HOA) that prohibits or restricts the installation or use of residential heat pump systems within the CID.



Scott Wiener

SB 868 (Wiener) Plug-in Solar. Eases use of portable solar devices by renters, allowing for balcony installation. Despite concerns voiced over the bill removing the ability of utilities to verify that equipment meets basic safety and operational standards, and potential damage to rental property, Governor Newsom signed SB 868.

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. CalRHA supported SB 1117.



Sabrina Cervantes

SB 1160 (Durazo) Eviction Data Reporting. SB 1160 was amended coming off Suspense to delay implementation by five years and make the bill contingent upon an appropriation by the Legislature. It would first require the Judicial Council, by July 1, 2032, to determine when each county court system can submit the required data; counties able to do so would begin quarterly reporting on January 1, 2033, and all counties would be required to comply by January 1, 2034. CalRHA was neutral on SB 1160.



María-Elena Durazo

SB 1296 (Durazo) Pet Ads. The bill will require landlords who allow pets to keep a written pet policy, disclose it in specified online and application materials, and refund application fees in certain cases if the policy was not properly disclosed and take effect April 1, 2027. Late amendments added a private right of action to the bill, so CalRHA opposed the bill.

SB 1365 (Allen) Price Gouging.

This bill provides that it is an affirmative defense to the charge of price gouging if an increase in the rental price of a housing unit was directly attributable to additional costs for repairs or additions beyond normal maintenance incurred within the year prior to an emergency declaration and either the housing was rented, advertised for rent, or offered for rent at the time the costs were incurred or the person can prove that within a year before the declaration the intent to offer the housing for rent within 6 months of the repair or addition already existed. Assembly Amendments deleted provisions of this bill related to the Cartwright Act and reframed exemptions to the charge of price gouging as affirmative defenses. CalRHA and others in the industry opposed SB 1365.



Ben Allen

SB 1371 (Durazo) Solid Waste Handling: Labor Disputes. CalRHA opposed SB 1371, along with a large coalition, because it would make trash service disruptions during labor disputes harder to prevent and harder to manage.

All eyes now turn to the November election and we will send out results in early November.