

President's Message

Betty L. Jeppesen Esq. • Attorney at Law and Real Estate Broker



The most important information to give you this month is to remind you that SB567 which was approved and signed into law by the Governor will go into effect beginning **April 1, 2024**.

This Bill makes changes to California Civil Code Sections 1946.2 and 1947.12 relating to termination of tenancy; no-fault just causes and gross rent increases.

Please remember that if your property qualifies to be exempt and you have given the appropriate notice to the tenant, you need not worry about these changes because they do not apply to you. But, the notice must be IN the rental agreement and any renewal thereof. Also recall that in order to take advantage of these rights, the tenant must be a "qualified tenant" which means that they have resided in the rental unit for more than 12 consecutive months and no new tenant has moved in either.

Under the new law, if an owner (who has the right to do so by having that language included in the rental agreement), wishes to terminate a tenancy because he or a close family member, as defined, or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents wishes to occupy the unit, they must now move in within 90 days of the tenant vacating AND occupy the rental unit as their primary residence for at least 12 consecutive months.

If this does not happen, then the owner must offer the unit to the tenant who vacated at the same rent and lease terms as the tenant had AND must pay to the tenant reasonable moving expenses incurred in excess of any relocation payments made to the tenant.

The owner must notify the tenant IN THE NOTICE OF TERMINATION of the tenant's right to relocation assistance.

Any failure of an owner to strictly comply with the statutory requirements shall render the notice of termination void.

For the reason of substantial remodel or withdrawal from the rental market, there are more steps to follow. For a substantial remodel or to demolish the unit, the owner must provide the tenant with written notice and specified information including a description of the substantial remodel to be completed and the expected duration of the repairs, or the expected date by which the property will be demolished, and a copy of the permits required to

undertake the substantial remodel or demolition.

There are new enforcement mechanisms with respect to the provisions described, including by making an owner who attempts to recover possession of a rental unit in material violation of the provisions, liable to the tenant (in a civil action for damages) up to 3 times the actual damages, in addition to punitive damages. The Attorney General and the City Attorney or County Counsel within whose jurisdiction the unit is located, may bring actions for injunctive relief against the owner.

Existing law, limits non-exempt properties from increasing rent more than 5% plus CPI with a maximum of 10% (currently 9.2% for Santa Barbara) in any 12 month period prior to the increase. The new law makes an owner who demands, accepts, receives, or retains any payment or rent in excess of the maximum rent increase allowed, as prescribed, liable in a civil action to the tenant upon a showing that the owner acted willfully or with oppression, fraud or malice, liable to the tenant for damages up to 3 times the amount by which any payment exceeds the maximum allowable rent. The law also authorizes the Attorney General and the City Attorney or County Counsel to enforce the provisions of the law and bring an action for injunctive relief.

In addition to this state-wide law change coming into effect April 1, 2024, the City of Goleta enacted its Urgency Ordinance on December 19, 2023 and will be holding a public hearing or hearings before this local Ordinance is made permanent. The ordinance includes, among many other things, a 3 month rent relocation amount and additional provisions concerning a termination of tenancy based on a substantial remodel, including the offer to the previous tenant the first right of refusal to move back in once the remodel is completed. The offer must be made AFTER



THE LAW OFFICES OF
BETTY L. JEPPESEN

21 EAST CANON PERDIDO STREET, SUITE 207
SANTA BARBARA, CA 93101
(805) 450-1789
JEPPESENLA@GMAIL.COM

President's Message from page 5

all the permit remodel work has been completed and must remain open to the tenant for 30 days.

I ask that you read the Goleta Urgency Ordinance and email the Goleta Mayor and City Council with any of your concerns before this comes before the Council in either March or April. The time to speak is now or forever hold your peace as they say...

Betty L. Jeppesen

President of the Santa Barbara Rental Property Association

[Editor's Note: The Goleta "Urgency Ordinance 23-18U" is reprinted at the back of the magazine.

Contact emails for Goleta Mayor & City Council:

Goleta Mayor Paula Perotte:
pperotte@cityofgoleta.org

Councilmember Luz Reyes-Martín:
lreyes-martin@cityofgoleta.org

Councilmember Stuart Kasdin:
skasdin@cityofgoleta.org

Councilmember James Kyriaco:
jkyriaco@cityofgoleta.org

Mayor Pro Tempore Kyle Richards:
krichards@cityofgoleta.org]



Sundance Press

Short Run Publication Printing

Sundance Press is the proud printer of
The Rental Property News Magazine.

Call to see how we can help with printing your
newsletter, ad mailers or other short run publication.

sundancepress.com
520.622.5233



Don's HEATING & Air Conditioning Inc.

805-683-2233

Lic# C20-483508

3463 State St., Ste 477 • Santa Barbara, CA 93105

HVAC systems
need regular
maintenance
and care



Let us help you stay healthy this winter

With RSV, seasonal flus, colds and new COVID cases, it's important to have an HVAC unit or heater that is running properly and efficiently.

- We use EPA-approved products to help fight viruses, like Evap-Fresh® No Rinse, Spray Nine® Cleaner & Disinfectant, and IMS-III Sanitizing Concentrate.
- A well-maintained HVAC or heating system provides Healthy Air – a clean air filter will help remove dirt, mites, germs, mold, and bacteria.

**Call now to schedule your
HVAC maintenance**

email: donsheatingsb@gmail.com