

President's Message

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First, remember to vote NO on Proposition 33. Please refer to my September President's Message for further details if needed. If Proposition 33 passes, it is estimated that your rental property value will diminish by 25 to 40%.

Here is the final list of bills that were signed by Governor Newsom that deal with rental housing issues

- Assembly Bill 2347 (Kalra) – Eviction Delay. Extends the time for tenants to respond an unlawful detainer (eviction) from 5 court days to 10 court days. Remember to refer to my article last month in which I stated that this Bill although bad from the standpoint of more time to respond is good because it limits the time for a Demurrer or Motion to Strike hearing to NOT LESS THAN FIVE COURT DAYS NOR MORE THAN SEVEN COURT DAYS AFTER THE FILING OF THE MOTION. This used to be an easy extra 6 weeks for the tenant to stay in the rental property because the hearings were routinely set 6 weeks out unless the landlord's attorney made an ex parte motion to advance the hearing.
- Assembly Bill 2493 (Pellerin) – Rental Application Fees. Permits a landlord to charge a lease applicant an application screening fee only if the landlord offers an application screening process that considers applications in the order in which they are received, or provides any applicant who is not selected for tenancy with a refund or credit for the application screening fee
- Assembly Bill 2579 (Quirk-Silva) - Balcony Bill – Extends by one year the deadline for performing inspections of exterior elevated element (balcony) in all buildings containing three or more multifamily dwelling units, from January 1, 2025, to January 1, 2026. This is huge and a benefit to our members
- Assembly Bill 2747 (Haney) – Positive Rental Credit Reporting. Requires specified landlords of buildings that have 15 or more rental units to offer each tenant the option of having the tenant's positive rental payment information reported to at least one nationwide consumer reporting agency
- Assembly Bill 2801 (Friedman) – Security Deposits. Specifies that claims by a landlord against a tenant or deductions from a tenant's security deposit must be limited to reasonable amounts and be reasonable and necessary to restore the premises back to the condition it was in before the tenancy, except for ordinary wear and tear. Requires that, beginning April 1, 2025, a landlord must take photographs of the unit within a reasonable time after the possession of the unit is returned to the landlord, but before any repairs or cleanings for which the landlord will deduct from the deposit are completed, and that the landlord take photographs of the unit within a reasonable time after the repairs or cleanings are completed. In addition, for tenancies beginning on or after July 1, 2025, a landlord must take photographs of the leased unit immediately before, or at the inception of the tenancy
- Assembly Bill 3057 (Wilson) – CEQA Exemption for ADU and JADU. Expands an existing California Environmental Quality Act (CEQA) exemption for city or county adoption of an ordinance to facilitate accessory dwelling units (ADUs) to also include adoption of an ordinance facilitating junior ADUs (JADUs)
- Senate Bill 440 (Skinner) – Regional Housing Authorities. Authorizes two or more local governments to establish a regional housing finance authority (RHFA) to raise, administer, and allocate funding (increase taxes) for affordable housing and provide technical assistance at a regional level for affordable housing development



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- Senate Bill 1103 (Menjivar) – Commercial Tenancies . Requires commercial landlords to provide “qualified commercial tenants” contract translation and notice for month-to-month rent increases or tenancy termination, and places transparency and proportionality requirements on the fees a landlord may impose to recover building operating costs from qualified tenants
- Senate Bill 1211 (Skinner) – Ministerial Approval of ADUs. Increases the number of detached ADUs eligible for ministerial approval on a lot with an existing multifamily dwelling from no more than two detached ADUs to no more than eight detached ADUs. Prohibits a local agency from requiring replacement of uncovered parking spaces demolished to allow for the construction of an ADU.

Unless otherwise specified, these laws take effect on January 1, 2025.

As always, we thank you for your membership.

Betty L. Jeppesen
President