

President's Message



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

How do you say goodbye to the best Executive Director that SBRPA has ever had? First, you try to reject the resignation. Then, you try to extend the time for the resignation. Finally, you have to try to look for the impossible, Laura Bode's replacement.

Please read Laura's message in this edition of the Santa Barbara Rental Property Newsletter. Laura started working for SBRPA on April 1st 9 years ago. She will be leaving us March 31st this year. Talk about closure. Laura, you will be missed more than you know. Thank you for all you have done for this organization.

Moving forward, the Board and I will need your participation more than ever. I ask all of you to keep an eye out for any political meetings, new laws, agenda items for the City Councils of Santa Barbara, Goleta, Carpinteria and the Board of Supervisors for the unincorporated areas. Let me know if you find something that we should be addressing.

We know that the changes to the local, Santa Barbara City Ordinance concerning evictions for remodel will be back on the City Council agenda on April 8th. Please be there to speak against the changes and give the City Council information about how this will adversely affect you and your renters.

On the state-wide level the Legislative calendar for the year is as follows:

- April 11-18 - Spring Recess
- May 2nd - Policy Committee Deadline for Fiscal Bills
- May 9th - Policy Committee Deadline for Non-fiscal Bills
- May 23rd - Appropriations Committee Deadline
- June 6th - Deadline for bills to pass the Floor in their House of Origin
- June 15th - Deadline to Pass Budget Bill
- July 18th - Policy Committee Deadline in Second House

- July 18th - August 15th -Summer Recess
- August 29th - Appropriations Committee Deadline in Second House
- September 12th - Recess Begins
- October 12th - Last Day for the Governor to Sign or Veto Legislation.

Here are a few Bills that have already been submitted for consideration:

Assembly Bill 311 (McKinnor) which would permit a tenant, with written approval of the owner or housing provider, to temporarily allow the occupancy of their rental unit by a person who is at risk of homelessness along with one or more common household pets owned "or otherwise maintained" [we don't know what that means yet] by the person. Rent could be increased subject to state and local ordinances.

Assembly Bill 414 (Pellerin) This Bill has already been amended and deals with the METHOD of returning any remainder of the security deposit. It would generally required the housing provider to return the security deposit by personal delivery or by check made payable to the tenant. If the housing provider received the funds electronically, then any refund should be made electronically unless the parties designated another method of return by written agreement. It would allow the parties to agree that an itemized statement could be sent by email or by first class mail to an email address or physical address provided by the tenant.

Assembly Bill 1414 (Ransom) This Bill would prohibit a housing provider to tell the tenant which internet provider to use. If violated, the tenant could deduct the cost of the subscription from the rent.

Assembly Bill 380 (Gonzalez) This Bill would increase the fine for price gouging during the duration of a declaration of emergency from \$10,000 to \$25,000. It is also still a misdemeanor criminal offense.

Assembly Bill 628 (McKinnor) This Assembly Bill deals with untenability of real property rent-

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al units. Current law requires that any building with a rental unit offered for human occupation maintain certain characteristics in order to be tenantable, including the maintenance of adequate heating and hot water systems that conform to the standard of quality set by applicable law. This Bill would add a stove and refrigerator that were purchased within the last 10 years and maintained in good working order to the list of characteristics required for the dwelling unit to be tenantable for leases entered into, amended, or extended on or after January 1, 2026.

How old is the stove in your house? How old is your refrigerator? CalRHA has already taken an "oppose" position on this Bill.

There will be more to come. Stay tuned.

Thank you for your membership. Each of you is a valued member of our organization.

Sincerely,

Betty L. Jeppesen

President



**THE LAW OFFICES OF
BETTY L. JEPPESEN**

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

**CARPETS
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(805) 637-6343

JODYSWINDOWSANDFLOORS@GMAIL.COM

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