

## President's Message

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The good news is that AB1157 which would have limited rent increases to the lesser of 2% plus CPI or 5% and would have eliminated all exemptions (except mobile homes) such as single family homes and condominiums is now a two-year Bill. This means that it will not become law this legislative session but it will return next year. So, stay vigilant and write to your legislators.

SBRPA has been offering courses this Spring to make you aware of the 2025 laws that went into effect or will be going into effect this year. Here are just a few reminders of those laws.

Credit reporting requirements for tenants: For existing Leases housing providers must offer the option of reporting good payment history to tenants by April 1, 2025. For new Leases, this must be offered at the time the Lease is signed and once annually thereafter.

Housing providers cannot charge extra fees for rent payments made by personal check or extra fees for poor rental history. These so-called "junk fees" are no longer allowed. Further, if a service member tenant has paid additional fees for poor rental history but then maintains six (6) months of on-time payments, then those fees must be refunded.

Lock change protections for domestic violence victims. Tenants can request a lock change for their safety and the housing provider must pay for it if the tenant provides documentation of abuse. The lock change must be made within 24 hours of the request or the tenant can have the lock changed and send the bill to the housing provider.

If you file an Unlawful Detainer action, the response time for the tenant has increased from five (5) business days to ten (10) business days. One hidden item in this Bill is actually good for housing providers. Until now, a tenant could file a Demurrer and/or Motion to Strike and add approximately six (6) WEEKS to the response time because that is the court calendaring for those types of motions. Now, those must be heard no earlier than 5 days but no later than 7 days from filing and those are calendar days.

Photo requirements for security deposit evaluations and deductions per AB2801 are as follows:

- **Move-In Photos (Effective July 1, 2025):**

- For tenancies starting on or after July 1, 2025, landlords must take photographs before or at the inception of the tenancy to document the unit's condition.

- **Move-Out Photos (Effective April 1, 2025):**

- Photos must be taken within a reasonable time after the tenant has returned possession of the unit.

- **Post-Repair/Post-Cleaning Photos (Effective April 1, 2025):**

- If a repair or cleaning results in a security deposit deduction, landlords must take photos before and after the work is completed.

Here is a Legislative Update on some of the Assembly Bills being considered right now in the Legislature:

AB 246 called the Social Security Tenant Protection Act of 2025. This Bill would prohibit a court, during a declared social security benefit payment interruption from issuing a Summons on a Complaint for Unlawful Detainer in any action that seeks possession of residential real property based in whole or in part on non-payment of rent or other charges if the defendant experiences a loss of income due to the social security benefit payment interruption.

AB 311 would permit a tenant, with written approval from the owner or housing provider to temporarily permit the occupancy of their dwelling unit by a person who is at risk of homelessness and one or more common household pets owned or otherwise maintained by that person.

AB 380 on price gouging would change the current punishment for charging more than 10% for goods and services during a declared state of emergency from a misdemeanor punishable by up to one year in County jail or a fine of \$10,000 or both to an increased fine of \$25,000.

SB 436 Unlawful detainer: notice to terminate tenancy. This Senate Bill would increase the notice time for a default in payment of rent from a 3-day pay or quit to a 14-day pay or quit EXCLUDING weekends and judicial holidays. This Bill is in its third reading.

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SB 522 This Senate Bill exclude from exemption for just cause and rent cap under the Tenant Protection Act of 2019 housing built to replace a previous housing unit that was substantially damaged or destroyed by a disaster.

We will be providing you with more information on the progress of these Bills and others as the year progresses. Please write to your legislators if any of these Bills would significantly and negatively impact you or your family's economy and well-being. The legislators need to know what is happening in the rental world. Housing providers are being impacted from all sides by rising insurance costs, older housing stock that now costs a fortune to repair due to the new laws concerning reporting, payments to tenants and payments to second contractors, etc. If sold, property taxes increase as well and those buildings may no longer be affordable to local owners.

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

Sincerely,

Betty L. Jeppesen

President

### Have News to Share?

If you have news or info on events that may be of interest to SBRPA members, please submit the data to [magazine@sbrpa.org](mailto:magazine@sbrpa.org).



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