

## President's Message



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SBRPA's lawsuit against the City, The Santa Barbara Apartment Association dba The Santa Barbara Rental Property Association v. City of Santa Barbara; City Council of Santa Barbara and Does 1 through 20 ("the lawsuit") that was filed in the United States District Court, Central District of California, Western Division as case number 2:26-cv-03602 is moving through the Court system. It is being challenged by the City of Santa Barbara ("City") with a Motion to Dismiss. Opposition papers will, at the time of this writing, be filed tomorrow, May 20, 2026 and the hearing is set for June 10, 2026. Our case states that the "rent freeze" and the additional requirements for taking a rental unit off the market including that it must remain off the market for 5 years and that this limitation "runs with the land" instead of with the ownership such that a new owner could not rent it either for the remaining portion of those 5 years are unconstitutional takings of private property. Who would buy such a property? These ordinances are not only taking immediate finances from property ownership, they are reducing the value of the property.

In the meantime, the City Council is taking money out of the City's Housing Element funds to fight our case.

We will keep you informed as the case progresses and invite you to continue making contributions to this legal challenge of the unconstitutional taking of private property.

On the legislative front, AB 1611 (Haney) Taxation of Rental Properties and loss of 1031 Exchange Benefits for Owners of 50 or More Units and AB 2609 (Caloza) Tenancy: additional rents and securities: common household pets were both held in policy committees.

Bills that are dead for the year include SB1155 (Smallwood Cuevas) Eviction Protection for Non-payment of Rent due to Federal Government Shutdown, SB 1246 (Durazo) Eviction Protection for Immigrants and AB 2064 (Sharp-Collins) Criminal History Protection which would have added "criminal history" to the list of protected characteristics in both the Unruh Act and FEHA.

Unfortunately, AB 1771 (Alvarez) which would have

eliminated the resident manager for properties of 16 units or more was also held in the Appropriations Committee.

SB 1365 (Allen) regarding price gouging rules, was amended when it came off Suspense and set the city population cap at 900.

The following Bills will be debated during the month of May:

AB 2350 (McKinnor) Consumer loans for rent obligations. This Bill would bar finance lenders, brokers, and program administrators from making consumer loans for rent obligations.

SB 1117 (Cervantes) – Currently, impact fees cannot be charged on ADU's with 750 square feet or less of livable space. For ADU's with larger than 750 square feet of livable space, fees must be proportional to the main dwelling's size. This Bill proposes that fees for ADU's only apply to the area beyond 750 square feet and would change how local agencies calculate these fees, creating a state-mandated local program, and asserts that these changes are of statewide concern, affecting ALL cities, including Charter cities such as Santa Barbara.

SB 1160 (Durazo) regarding Eviction Data Reporting would provide that the Judicial Council collect and publicly share eviction data, reporting it to the Legislature. Additionally, courts would have to supply monthly information on unlawful detainer cases, aggregated by zip code, to be made available via a public records request.



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SB 1296 (Durazo) concerning pet mandates in rental property advertisements and applications. This Bill would mandate that housing providers to clearly include their pet policy in advertisements and prospective tenants must acknowledge receipt of this policy or the housing provider must refund any application fee charges to the applicant without first disclosing the pet policy.

Finally, Governor Newsom released the May Revise of the California state budget and proposes to cut general fund spending by \$1.8 billion. The Legislature needs to pass the budget bill by June 15<sup>th</sup>, 2026. You can find the recap of the May Revise at the following site: <https://ebudget.ca.gov/FullBudgetSummary.pdf>.

Take action now and contribute to the legal action fund. Do not assume that someone is going to do this for you.

Please continue to monitor the SBRPA website for notifications about important City Council meetings where we need your help to tell your experiences.

We appreciate your membership and participation.

Betty L. Jeppesen, President

# SBRPA LEGAL FUND

We need your help to fight Santa Barbara City proposed legislation. SBRPA joined 4 property owners to seek an injunction to stop the enforcement of the rent freeze. (*SBRPA v City of Santa Barbara, City Council of the City of Santa Barbara, et. al.*, U.S. District Court, Central District of Calif., Western Division, Case No. 2:26-cv-03602, April 2, 2026).

To contribute, go to  
[sbrpa.org](https://sbrpa.org) -> *Contribute* -> *Legal Action Fund*



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