

President's Message

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The latest update on our lawsuit, the Santa Barbara Apartment Association dba The Santa Barbara Rental Property Association v. the City of Santa Barbara is as follows: A Motion for Reconsideration of the City's Motion to Dismiss which was granted but with the Judge giving us leave to amend was timely filed. Also filed was a First Amended Complaint addressing the issues identified by the Court in its ruling on the first Motion to Dismiss. A Meet and Confer was held with the City. On Monday, August 17th, the City filed another Motion to Dismiss this time targeting our First Amended Complaint. Our team is working on an Opposition to this Motion and the hearing will be held in September. This fight is not over.

Please continue to contribute to our Legal Action Fund. This government regulation will affect us all. And, it continues to get worse. For example, at the City Council meeting on July 28, 2026, by simply making a motion, a second and "all those in favor say aye" the exemption for a duplex in which the owner lives in one-half of the structure since the inception of the tenancy in the other half was removed by simple majority of the City Council members. This is huge. This will affect so many Mom & Pop housing providers who are able to afford to live in their home because they were exempt from Just Cause and Rent Cap by living in one side of the building. Please write in to the Mayor and City Council and express to them how in real life this will affect you. There is a feature on the City website that allows you to write one message that will be distributed to all of them. What exemptions will they eliminate next?

On a state-wide level, the Assembly and Senate Republicans have voted to replace their leaders. Alexandra (Ali) Macedo from Tulare has taken over for Assemblymember Heath Flora and Senator Roger Niello from Roseville will take over for Brian Jones as the Senate Republican Leader in November.

On August 13th, the Appropriations Committee took up the "Suspense" files which determined the fate of hundreds of Bills. As in past years, almost one half of the Bills on Suspense were either held or died which means that they are effectively gone.

Among those of interest to our members that survived this weeding out process were SB 1117 (Cervantes) which would have the effect of lowering

ADU costs. CalRHA is supporting this Bill. Currently, impact fees cannot be charged for ADUs containing 750 sq. ft. or less of livable space. Those ADUs that have more than 750 sq. ft. of livable space, the fees must be proportional to the main dwelling's size. This Bill proposes that fees for those ADUs apply only to the area beyond the 750 sq. ft.

Another Bill is SB 1160 concerning eviction data reporting. This Bill was amended when coming off the Senate floor to delay implementation by five years and makes the Bill contingent upon an appropriation by the Legislature. It would require the Judicial Council, by July 1, 2032, to determine when each county court system can submit the required data. Counties able to do so would begin quarterly reporting on January 1, 2033 and all remaining counties would be required to comply by January 1, 2024.

Next is a very interesting Bill, SB1296 (Durazo) concerning pet ads. It seems to give more than it takes because it would allow housing providers who accept pets to make their own pet policy concerning breed, weight, etc. It would require that such a policy be disclosed online and in application materials. If it was not properly disclosed, it would require that application fees be refunded. It would take effect on April 1, 2027. It is pending on the Assembly Floor. However, it was brought up in the state-wide discussion in which I recently participated, that this could cause a huge liability for third-party managers with many unrelated owners and different pet policies. One participant stated that for example, AppFolio apparently generally offers one standardized application across portfolios of properties that does not allow for customization of applications by property. This Bill may have the effect of owners and managers simply adopting a



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"no pet" policy except, of course, the required TSA's and ESA's where there is no choice.

CalRHA will be heading to Sacramento in October to lobby for and against various Bills. If you have any questions or concerns, please submit them so that we can use this opportunity to obtain as much clarity as possible.

Finally, I urge you to check the City Council agendas and participate in discussions. Decisions are being made not based on "facts" or actual data but on childhood memories of housing and work situations and with no sympathy for housing provider plights of which there are many. The good relations between renters and owners is gone. Every rental is a fight. Renters are more and more entitled. Housing providers who are facing skyrocketing insurance costs and demands from insurance companies, rising materials and labor repair costs, diminishing returns on their investments due to overregulation by local government are not considered. The City wants to tell you what you can do with your property. They want to determine what rent you can charge and do not care if the mortgage, the taxes, the insurance, the upkeep, etc. outdistance the profit. Make no mistake, all of these laws are affecting YOU. Please do not wait and think that someone else is handling this; that it couldn't possibly be that bad; that it will not affect me; that it will go away on its own. If you do,

you will be looking back years from now with deep regret that you did nothing. YOU must act. YOU must be heard. YOU must tell your real story. YOU must participate both financially and by writing and speaking out against these laws.

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