

November 2024

# SANTA BARBARA RENTAL PROPERTY news

CALIFORNIA'S CENTRAL COAST RESOURCE FOR RENTAL PROPERTY OWNERS, MANAGERS & SUPPLIERS

## LET'S TALK INSURANCE: Community Town Hall Meeting

Wednesday, 11/13/2024  
5:30-8:30PM

Santa Barbara Public Library  
Faulkner Gallery

Hosted by SBAOR and SBRPA

- CalRHA:** Filing Requirement under Corporate Transparency Act ..... **XX**
- Let's Talk Insurance:** SBAOR & SBRPA Joint Town Hall Meeting ..... **XX**
- MrLandlord:** Ways to Increase Cashflow, Screening Criteria, Setting Expectations ..... **XX**





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SANTA BARBARA AREA'S RESOURCE FOR RENTAL PROPERTY OWNERS, MANAGERS & SUPPLIERS

## November 2024

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123 West Padre Street, Suite D  
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an appointment

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The SBRPA Rental Property News Magazine is published by the Santa Barbara Rental Property Association, Inc. Editorial & advertising offices are located at 123 West Padre Street, Suite D, Santa Barbara, CA 93105. Phone (805) 687-7007

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# President's Message



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

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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THROUGH 6/30/24

77

TOTAL MULTIFAMILY  
& HOSPITALITY  
UNITS SOLD

33.7

MILLION DOLLARS  
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\$2.8MM AVG DEAL SIZE

18

PERCENT  
MARKET SHARE



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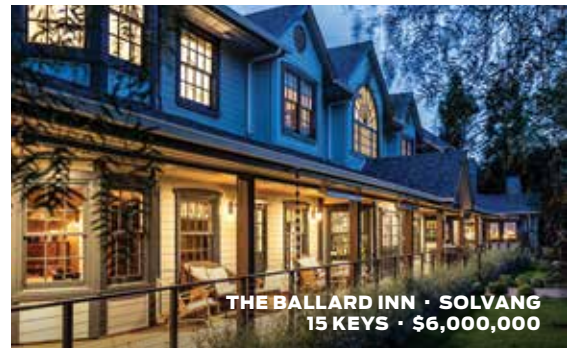
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- Senate Bill 1103 (Menjivar) – Commercial Tenancies . Requires commercial landlords to provide “qualified commercial tenants” contract translation and notice for month-to-month rent increases or tenancy termination, and places transparency and proportionality 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



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**242-246 Puente Dr, Santa Barbara**  
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**1416 Laguna St, Santa Barbara**  
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**228 E Figueroa St, Santa Barbara**  
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**2626 Calle Real, Santa Barbara**  
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# SBRPA Calendar



## Let's Talk Insurance: Community Town Hall

Wed, November 13, 2024 • 5:30–8:30PM  
 Santa Barbara Public Library, Faulkner Gallery  
 Come hear from an expert panel on the upcoming policy changes and learn what it means for our community. Co-hosted by SBAOR and SBRPA, this meeting will help you:

- Understand new property insurance requirements
- Get expert information
- Q&A session to follow meeting

Free and open to the public, but space is limited so please RSVP. See page 19.

## SBRPA Annual Members Meeting

Time, date, location TBD  
 The SBRPA annual meeting will include voting on the proposed slate for the SBRPA 2025-2026 Board. Memers are encouraged to nominate additional candidates for the Board of Directors. Watch the website for updated information. See page xx.



## NAA Q3 EVENTS

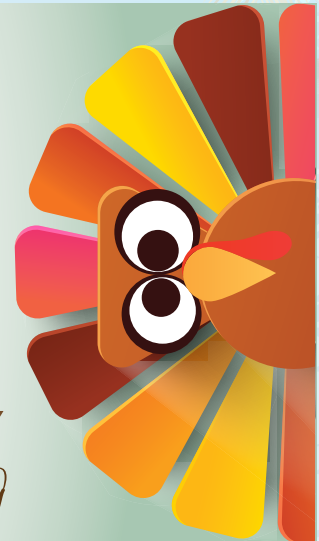
### Assembly of Delegates (AOD)

Thu-Fri, November 12-14, 2024 • Atlanta, GA  
 The Assembly of Delegates (AOD) is composed of up to two hundred and fifty (250) delegates from the NAA's ten regions. AOD is NAA's largest business meeting of the year, where all NAA and NAAEI Boards, Committees and Task Forces meet, and the new incoming volunteer leadership is installed.

The 2024 Assembly of Delegates meeting will take place in-person at the InterContinental Buckhead Atlanta in Atlanta, GA. See page xx.

## Welcome New Members

Laura Aguirre, KC Kemp, James Bridy,  
 Erika Papac, Clark Wilson, Nancy & Julia Parker



HAPPY  
*Thanksgiving*

The landlord for SBRPA's office building requires the outside doors be locked at all times due to security issues. If you want to visit the SBRPA office, please contact us in advance so we can unlock the door for you! We would love to have you visit. Email [admin@sbrpa.org](mailto:admin@sbrpa.org) or call 805-687-7007



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# CalRHA Legislative Updates



Kate Bell, [KateBellStrategies.com](http://KateBellStrategies.com)

October 2024

## Upcoming Election Update

October 7th is the deadline for ballots to be mailed to California voters, and October 21st is the final day to register to vote. The polls then open on November 5th.

There are several open Legislative seats that will be decided in November and many new faces will be coming into office in Sacramento next year. To underscore how term limits have been impacting the tenure of Legislators in Sacramento, after this election, 70% of all Senators and Assemblymembers will have four or fewer years of experience serving in the California State Legislature. That makes relationship building and advocacy more important than ever.

With the Rent Control ballot initiative (Proposition 33) on the November ballot, the California Rental Housing Association has been actively engaged throughout the year on fundraising and campaigning against the measure.

## Legislative Update

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 to an unlawful detainer (eviction) from 5 court days to 10 court days.



### [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 elements (balconies) in all buildings containing three or more multi-family dwelling units, from January 1, 2025, to January 1, 2026.sign this legislation.



### [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.

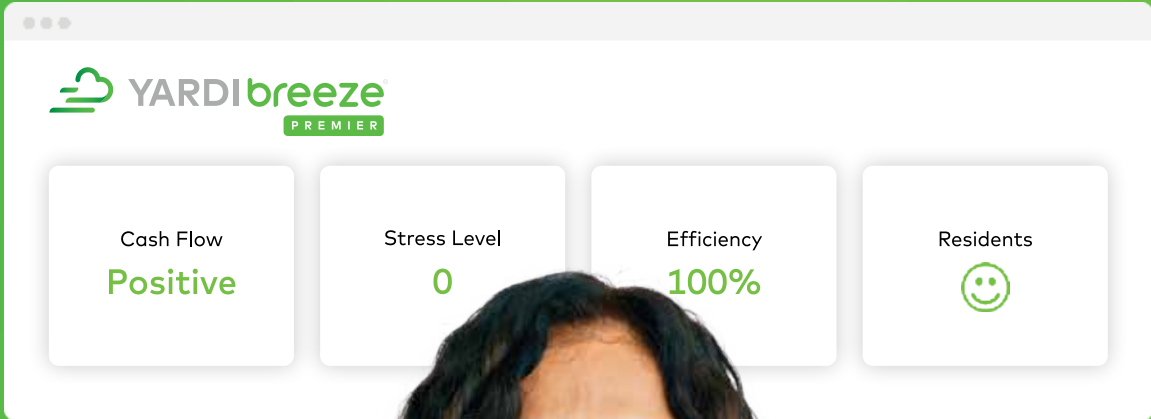


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Specifies that claims by a landlord against a tenant or deductions from a tenant's security deposit must be limited to reasonable amounts and be reasonable and necessary to restore the premises back to the condition it was in before the tenancy, except 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,



*Continued on page 13*



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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 & 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.



[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.

## Important Notice: Filing Requirement under the Corporate Transparency Act (CTA)

The Corporate Transparency Act (CTA) requires certain businesses and entities, such as corporations, LLCs, and similar entities to report beneficial ownership information to the Financial Crimes Enforcement Network (FinCEN) by January 1, 2025 to avoid penalties.

### Background on the Corporate Transparency Act

The CTA requires corporations, LLCs, and other similar entities to disclose the personal identifying information (PII) of individuals who directly or indirectly own or control 25% or more of the entity, or who exercise substantial control over the entity's decisions (defined as beneficial owners).

### Filing Deadline

The deadline for filing beneficial ownership information is January 1, 2025. It's crucial that you submit the required information on time to avoid any penalties.

### Who Must File?

Most U.S. corporations, limited liability companies (LLCs), and similar entities are required to file under the CTA. There are some exceptions, including large operating companies (with more than 20 employees and \$5 million in revenue), certain governmental entities, and regulated businesses such as banks.

### How to File

To comply with the Corporate Transparency Act, you must provide the following information for each beneficial owner:

- Full legal name
- Date of birth
- Residential or business address
- A unique identifying number from an acceptable identification document (e.g., passport, driver's license).

You can complete the submission by visiting FinCEN's Beneficial Ownership Information (BOI) portal here <https://www.fincen.gov/boi>.

### Penalties for Non-Compliance

Failure to submit this information could result in civil and criminal penalties, including fines of up to \$500 per day of non-compliance and potential criminal charges with fines of up to \$10,000 or imprisonment.

For more information: <https://www.fincen.gov/boi>



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# Proposed Slate of SBRPA Directors for 2025-2026

The proposed slate will be voted upon during the December Annual Meeting. Members are encouraged to nominate additional candidates for the Board of Directors. Please send your submissions to [Admin@sbrpa.org](mailto:Admin@sbrpa.org).



*Chris Agnoli*



*Steve Battaglia*



*Mike Bruce*



*Nick Gonzales*



*Mike Lopus*



*Lydia Perez*



*Andy Sillers*



*Lori Zahn*

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FOR SALE	Santa Barbara	8 Apartment Units	\$ 3,295,000
FOR SALE	Santa Barbara	3 Units + Land Development	\$ 2,500,000
PENDING	Isla Vista	5 Apartment Units	\$ 3,950,000
SOLD	Lompoc	Commercial + Vacant Lot	\$ 885,000 (Seller/Buyer)
SOLD	Santa Barbara	6 Apartment Units	\$ 2,575,000 (Buyer)
SOLD	Santa Barbara	10 Apartment Units	\$ 5,020,000 (Buyer)
SOLD	Isla Vista	Investment SFR	\$ 1,350,000 (Seller/Buyer)
SOLD	Santa Barbara	19 Apartment Units	\$ 4,800,000 (Buyer)
SOLD	Santa Barbara	Commercial Condo Suite	\$ 875,000 (Seller)
SOLD	Santa Barbara	8-Key Hospitality	\$ 5,200,000 (Seller)
SOLD	Carpinteria	Mixed-Use / Hospitality	\$ 5,650,000 (Seller)
SOLD	Gaviota	Development Parcel	\$ 4,285,000 (Seller)
SOLD	Isla Vista	Development Lot	\$ 2,500,000 (Seller)
SOLD	Santa Barbara	Commercial Retail	\$ 2,150,000 (Buyer)
SOLD	Santa Ynez	Commercial Vacant Lot	\$ 900,000 (Seller)
SOLD	Santa Barbara	4 Apartment Units (beach)	\$ 8,835,000 (Seller)
SOLD	Santa Barbara	Mixed-Use 2 Spaces + SFR	\$ 4,887,500 (Seller)

### SANTA BARBARA \$4,950,000



14 units in desirable central location  
 12 x 1/1 + 2 x 2/1, ~\$339K income, big upside

### SANTA BARBARA \$3,295,000



8 units in prime mid-town location  
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# LET'S TALK INSURANCE

## Community Town Hall Meeting



Wednesday, November 13  
5:30-8:30pm



Faulkner Gallery  
Santa Barbara Public Library  
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Santa Barbara, CA 93101

Come hear from an expert panel on the upcoming insurance policy changes and learn what it means for our community.

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Julia Svetlana Juarez joined the California Department of Insurance when she was appointed by Insurance Commissioner Ricardo Lara to the position of Director of Community Outreach within the Community Education and Outreach Branch.

Throughout 2019, Julia led the Department's efforts to meet with thousands of consumers who have seen their insurance dropped due to the state's unprecedented wildfires. With devastating wildfires affecting California's insurance consumers and businesses and driving consumers' growing requests for assistance, the Department realigned its structure to expand community outreach and education of our insurance consumers -- two critical and growing priorities in California's current and future climate.



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ECONOMIST

Oscar Wei is the deputy chief economist at the California Association of REALTORS® (C.A.R.), a statewide trade organization of real estate professionals with more than 200,000 members. He manages the Research and Economic Department and oversees the operation of data analytics and survey research within the division. As an economist at C.A.R., Oscar provides regular updates on the economy, state and regional housing markets, consumer behaviors, and public policy issues.

You can also register online at our website, [www.sbrpa.org](http://www.sbrpa.org). Click on Events from the main page.



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- Opportunity to submit educational materials for publication in the monthly *SBRPA News* magazine
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Welcome to SBRPA's Business Partner Directory, a special group created for our Vendors and Suppliers. You get a free listing in the Business Partner Directory on the SBRPA website, with your logo and a link to your profile, which is a separate page with your logo, address and contact information, an overview of your company as well as a link to your own website. You can also include LinkedIn/Facebook URLs and Twitter/Instagram handles. To join, fill out the application on the facing page, or call the office if you would like a hard copy sent to you. For more information about Business Partners, contact Lori Zahn, Chair, SBRPA Business Partnerships, 805-451-2712.



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P.O. Box 50807, Santa Barbara 93150 • 805-450-5698

Coastal Housing Partnership hosts a Rental Listing Site for Landlords/Property Managers. This site is FREE for local landlords to post their residential rental listings in Santa Barbara County and Ventura County. Feature our property to over 45,000 local employees and 60+ companies. List your property with confidence on the rental listing site that boasts a dynamic tenant pool. The site can be accessed only by employees of our member companies. For more information and to register for our site, go to <https://rentals.coastalhousing.org/>



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~ Bob Hart, Santa Barbara Association of Realtors

For 35 years, Coastal Housing Partnership has helped local employers attract, hire and retain valued employees by providing a suite of housing benefits. More than 60 local employers are members of Coastal Housing Partnership and employ over 45,000 local workers.



# Q4 Upcoming Meetings & Events



National Apartment Association

## Assembly of Delegates

November 12-14, 2024 | Atlanta, Georgia

### Tue-Thu, November 12-14, 2024

The Assembly of Delegates (AOD) is composed of up to two hundred and fifty (250) delegates from the NAA's ten regions. AOD is NAA's largest business meeting of the year, where all NAA and NAAEI Boards, Committees and Task Forces meet, and the new incoming volunteer leadership is installed.

The 2024 Assembly of Delegates meeting will take place in Atlanta, GA. Pre-Registration is complimentary up to November 4, 2024. AFTER November 4, a \$50 registration fee will be charged .

### Hotel Information

InterContinental Atlanta Buckhead ushers in a new level of luxury in the capital city's prestigious Buckhead neighborhood. Indulge in the perks of the 21st Club InterContinental Lounge, enjoy Atlanta's first Italian steakhouse and be pampered in Spa InterContinental. Vibrant and upscale, Buckhead's tree-lined streets bustle with high-end luxury shopping, world-class dining, and live entertainment. The neighborhood is also home to the High Museum of Art, Atlanta Botanical Garden, & other desired destinations.



### Travel Information

Airport: Hartsfield-Jackson Atlanta International Airport (ATL)

19 Miles to Hotel.  
Approximate travel time:  
20-30 minutes



Hotel Airport Shuttle Service: Not available

### AOD Schedule

#### Tuesday, Nov. 12

11:30AM– 5:00PM AOD Registration

*NOTE: Except for Registration, all Tuesday Events are by Invitation Only.*

#### Wednesday, Nov. 13

- 7:30AM– 4:30PM AOD Registration
- 8:00AM– 9:30AM Privatized Military Housing Committee
- 8:00AM– 9:30AM Governance Committee
- 8:30AM– 9:30AM Operations Committee
- 8:30AM– 9:30AM Apartmentalize Committee
- 9:45AM–10:45AM Affordable Housing Committee
- 9:45AM–10:45AM Independent Rental Owners Committee
- 9:45AM–10:45AM Marketing & Communications Networking Grp
- 9:45AM–11:15AM Global Outreach Committee
- 9:45AM–11:45AM NAAEI RPM Careers
- 9:45AM–11:45AM Legislative Committee
- 11:00AM–12:00PM Membership Committee
- 11:00AM–12:00PM CAMT Advisory
- 12:00PM– 1:00PM Volunteer Leadership Orientation Lunch
- 12:00PM– 1:15PM Lunch Break - Attendee Lunch on own
- 1:00PM– 2:30PM NAAEI Curriculum/Program
- 1:00PM– 2:30PM National Suppliers Council
- 1:00PM– 2:30PM Association Executive Council
- 1:30PM– 2:30PM NAA Budget & Finance Committee
- 2:45PM– 3:45PM Technology Committee
- 2:45PM– 3:45PM NAAEI Budget & Finance Committee
- 2:45PM– 3:45PM Diversity, Equity & Inclusion Committee
- 2:45PM– 3:45PM Next Gen Committee
- 2:45PM– 3:45PM NAAPAC Board of Trustees
- 4:00PM– 5:00PM NAAPAC Ambassadors
- 4:00PM– 5:30PM #NAA Gives
- 4:00PM– 5:30PM NAAEI Board of Directors
- 6:00PM– 7:00PM Chair's Welcome Reception, Sponsored by NSC

#### Thursday, Nov. 14

- 8:00AM– 9:00AM Board Breakfast (Invitation Only)
- 8:30AM–11:00AM AOD Registration
- 9:15AM–10:15AM Region 1-10 Meetings
- 10:30AM– 1:00PM NAA Board of Directors Meeting/Awards
- 6:00PM– 6:30PM Installation Reception
- 6:30PM– 8:30PM Installation Dinner
- 8:30PM–10:30PM Chair's Post Reception

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## Rental Owner Updates

### 7 WAYS TO INCREASE CASH FLOW

Landlords are always looking for ways to increase cash flow. A hot discussion is currently taking place on our Q&A Forum, where that popular topic has once again surfaced. Here are 7 things one successful landlord has been doing to increase cash flow in 2024:

1. Regular rent increases
2. Increased application fee. (Be sure to stay within state limits on application fees, if there are any)
3. Rented out storage space
4. Focused on pre-marketing rentals before move-outs to get the vacancy time reduced
5. Created a solid process to keep residents current on rent and bills
6. Focused on the speed of rental turnover to reduce vacancy time
7. Get rid of the time wasters to be able to focus on the main goals.

*Note: "FOCUS to Build Wealth" is going to be the key theme in our upcoming Landlord Retreat in Puerto Vallarta in January. Hope you can join us along with 200 other successful landlords. :)*

In the discussion, several other landlords shared additional ways they have increased their cash flow:

*Consolidated. Sold one from way more than I thought I would get. Didn't really change or improve my cash flow, but I Paid one off as a result. Same cash flow, less headaches. I plan to do that again in 2025..*

*– NE, PA*

*Sold one. Listed another. Raised rents across the board. --172.56.xx.xx*

*– Plenty, MO*

*Always working on the processes. For us that means learning and using the tools we already have (Buildium) to make things faster, or easier, or to help us gather more useful data. It means including my son in more and more of the decisions and giving him more responsibility in management.in a flood zone with an open hole in the roof is listed (not selling) for \$300k+*



image waveapps.com

*So we are concentrating on improving what we have instead of just moving folks in and out like a conveyor: our streak of 100% no vacancies and no lost rent over the past several years has definitely been broken - by conscious decision. We have also "acquired" one more this year by finally creating a brand new one-bedroom cottage in a building that has been sitting as storage for a few years. It's now close to the finish line, goal is to be done well before end of year.*

*We have one more would-be studio in our pocket for 2025, and we'll see if growing beyond that makes any sense next year and beyond.*

*– Scott, IN*

*Sold a place that we didn't like. Put a couple others on contract that we didn't like.*

*Plan is to use the time and extra CF by finding better quality places.*

*Rent increases are in place, although just found out that one slipped by the one year mark. Will remedy that by first of the week.*

*Went to the con and the boot camp this year. Still working on everything learned there but it is already increasing cash flow.*

*Slowing down the purchases of spare parts. That in itself will increase CF by a lot. Figuring out what I actually have in the storage buildings will make it easier.*

*Main goal for the end of the year is to finally get thru the trust information we bought and start putting the places into individual trusts. It is a slow process to start with as reading thru it all doesn't exactly come easily.*

*– Zero, IN*

### DO NOT RELAX SCREENING CRITERIA IN THESE 4 AREAS

When you are trying to fill a vacancy and it seems like fully qualified residents are harder to find, sometimes as rental property owners we are tempted to reduce our standards and criteria for accepting residents to

*Continued on page 23*

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avoid long vacancies. However, in addition to always running credit and eviction checks, there are certain screening criteria that in the opinion of many landlords, you should never relax. For example, here are 4 areas of screening, you should consider never relaxing.

1. Income verification
2. Cooperation level of applicants
3. Do not overlook previous evictions or collections
4. In-home visits.

What criteria, if any, do you never relax?

*... I have an income requirement. . . I am keeping it.*

*I am keeping my in home inspection and if anything, am tightening it*

*I am not going to abandon requirements for bank statements to verify income and expenses, nor am I going to overlook collections and past bills on credit report.*

*Were I to relax these criteria, I would not increase my income, only my expenses.*

*– Sisco, MO*

*I feel like even more than a year ago I have to hold their hand to get them to follow through w/an appointment. I'm still talking about prescreened prospects, but once I start the conversation to set up an appointment they drop off. I don't have the luxury of ignoring them because there are not many others. Where I have dialed back is w/work history and pets. I was a hard no w/pets, and now it's on a case by case basis. The other trend . . . is rents should go down and prospects are not interested at units above 1k.*

*– Small Potatoes, NY*

*Income*

*Criminal background*

*Those two are I will not adjust. Lowering income standards is just a recipe for disaster. I have tried adjusting in the criminal in the past with poor results. So I'm back too: leave it open if need be. I would rather have no income and a vacant unit than a PITA and still no income with an on going court case.*

*– T, IN*

## SET THE RIGHT EXPECTATIONS

One successful landlord shared how he sets the appropriate expectations with all of his residents from the beginning of the relationship. The following is what he says to them at the very end of the lease signing (or as I like to call it, the new resident orientation):

*We don't promise perfection, but we do promise professionalism. The rental home is in very good*

*shape, but it's not perfect and never will be. Things will wear out, get stuck, stop working, etc.*

*We promise professionalism in that we will take care of all emergencies that arise ASAP and non-emergencies on a scheduled basis. We also expect you to do your part in paying the rent and taking care of the place; and we do evict if that doesn't happen.*

*We operate on a Monday to Friday basis, 9AM to 5PM for all non-emergency contact. Emergency contact is available 24/7.*

## BUYING A NEW DISHWASHER?

Do you still provide dishwashers in your rental property? Several landlords give their appliance recommendations, including the brand they use (and the brand of appliances they say they will never use).



*I buy the cheapest at Home Depot or Lowe's. White or stainless. Very few problems with them.*

*– NE, PA*

*The last two I bought are Maytag because it was the only one I could find that still came with a built-in food grinder. It looks nice. The tenants haven't complained about it.*

*No dishwasher really works well any more. In order to be water saving, they now run for 4 hours, burning electricity that entire time, but saving a cup or two of water, and they no longer get dishes as clean as they should.*

*So the quest is to find the one that works the best out of a selection of not very satisfactory machines.*

*– Oregon Woodsmoke, ID*

*Installed over 30 GE dishwashers in the last 5-8 years. Almost half have already failed. GE didn't seal the control boards so moisture shorts them out. My local, small town appliance shop who sells and fixes all brands says "model obsolescence" is the increasing protocol for manufacturers.*

*Survey of renters has dishwashers in top "wants" up there with central air and washer & dryer.*

*My properties are all B+. Even in my small town most rentals have a dishwasher so I'll have to keep replacing the GE's.*

*– April, KS*

*Bosch 100 Series or Whirlpool no issues. Avoid cheap as they don't hold up.*

*– Mary, MD*

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# Santa Barbara Happenings



Terry A. Bartlett – Reetz, Fox & Bartlett LLP

## **Argentina’s President Milei Repealed Rent Controls in His Country. Since Last October there are More Housing and Lower Rents.**

In 2023, the president of Argentina, Javier Milei, repealed the 2020 Rental Law enacted under his predecessor, Alberto Fernandez. The Rental Law mandated a 3 year term for rentals, limited rent adjustments, and required rent to be paid in pesos.

By 2023, 1 in 7 homes were empty while residents struggled to find available rentals. Many landlords were reluctant to rent under the conditions of the Rental Law, and, due to high inflation opted to sell in U.S. dollars or list their properties on short-term rental sites where they could charge in foreign currencies.

According to one study, rents in Buenos Aires increased 140% between 2020 and 2023. Since Milei repealed the rent control law, rental listings increased by more than 170% with a 40% decline in the price of rental properties. This change demonstrates that rent control policies reduce the amount and quality of rental housing instead of helping tenants.

## **FEMA Opens Appeal Period for New Flood Zone Maps**

The Federal Emergency Management Agency (FEMA) released a preliminary flood insurance rate map and flood insurance study for Santa Barbara County. Residents of new flood zones can appeal their placement until December 18<sup>th</sup> with technical and scientific evidence.

Residents of Santa Barbara, Solvang, Buellton, and Carpinteria can contact their local floodplain administrator and those in unincorporated areas of the county can contact the Santa Barbara County Flood Control and Water Conservation District 805.568.3440 or email [fccontact@countyofsb.org](mailto:fccontact@countyofsb.org). The new maps will take effect in 2026. The preliminary maps can be viewed at [fema.gov/preliminary-floodhazarddata](https://fema.gov/preliminary-floodhazarddata).

## **Former S.B. Mayor Sheila Lodge Looks at Commuting, Building Homes, and Vacation Rentals**

In an opinion piece published recently, former Santa Barbara Mayor, Shiela Lodge, described the many steps Santa Barbara has taken over the last 15 years to address the housing shortage. The 2011 general

plan update, for instance, took steps to encourage the construction of rental housing and in 2013 the City of Santa Barbara adopted the Average Unit Size Density Program in an effort to stimulate new housing construction projects.



Image [www.newsmakerswithjr.com](http://www.newsmakerswithjr.com)

A priority overlay zone was also created downtown which allows for densities as high as 63 dwelling units per acre but there remains concern that such a high density means that there are not enough larger units for families. Editor’s Note: With these tiny, dense units where will families live and raise their children? Perhaps these student housing sized units without adequate parking should be built near the university in Isla Vista?

Also addressed are the lack of housing built by UCSB for its employees and students, and the proliferation of short-term vacation rentals in our community, both of which worsen the housing shortage.

## **Santa Barbara County Supervisors Approve Another \$766K for Tajiguas Landfill**

The Santa Barbara County Board of Supervisors approved another \$766,000 for the Las Tajiguas Landfill in September. The landfill’s anaerobic digester, composting and automated recycling units have already costed close to \$150 million and performed poorly.

Since the installation of these units there have been ongoing complaints from the nearby community of Arroyo Quemado. The recent addition of special coverings has helped eliminate the odor and lessen complaints.

Now, the County is attempting to address the water violations faced by the facility with some of the money that was just approved.

## **Property Owners Sue City of Goleta over Right to Pursue Builder’s Remedy Housing Project**

The Couvillion Family, owners of the 12-acre Shelby property at 7400 Cathedral Oaks Road in Goleta, applied in 2023 to build housing there under the

*Continued on page 27*



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builder's remedy. Their application requested that they retain their right to build housing outside of measure G's vote requirement, that they use a vested tract map

they acquired in 2011, and they invoked SB 330 which requires that the city hold no more than 5 public hearings while processing the application.

The City Attorney stated in a letter that the City of Goleta could not accept the application because the Couvillions wanted to retain their vested map of 2011 which they could not use while also applying under the builder's remedy. The Couvillions are now in litigation with the City in an effort to build the housing they have applied to on their application using both the tract map and the builder's remedy.

**ACT Test makes Science Section Optional. What is Wrong with Education Today?**

The ACT announced that it will be making the science section of its standardized test used for college admissions optional. They will also be shortening exam times and reducing the number of questions in their test. The company that administers the SAT also recently shortened its test by an hour and made it digital.

Standardized tests have, since their inception, been created and administered according to the underlying social ideals of the institutions that create and require them. Science education in general has been becoming less rigorous despite increased spending on STEM classes. State standardized test scores in math and science have been declining.

Instead of improving our curriculum and methods of instruction we are making standardized measures of science skills and knowledge optional and standardized tests in general shorter and easier. You can't produce the best and brightest by dumbing down the tests.

**Joe and Jill Biden are Moving to Santa Ynez**



According to a report for the Santa Barbara Current, Joe and Jill Biden recently purchased the 12-acre ranch for \$8.9 million at 3930 Indian Way in Santa Ynez. Welcome new neighbors.

Image Zillow.com

**Another Retailer Abandons Carless State Street**

Another popular business, World Market, is leaving its location on State Street. According to re-

cent survey by the firm, Magid, the majority of respondents support returning State Street to its pre-COVID vehicle friendly status while the City Council completes its master plan and repealing Title 31 which designated State Street as a pedestrian promenade between Victoria and Haley Streets.



Image worldmarket.com

Nearly half of the respondents to the survey considered the upkeep and cleanliness of State Street to be average or below average and 1/3 of those who responded said that they are less likely to visit State Street since the closure to vehicles. The results of the survey illustrate how the closure of State Street to vehicles has had a negative impact on the businesses and community.

**Lompoc Lauded for Financial Reporting Excellence**

The Government Finance Officers Association of the United States and Canada (GFOA) has once again recognized the City of Lompoc for the clarity and transparency of its financial reporting in its Annual Comprehensive Financial Report. Lompoc has received the Certificate

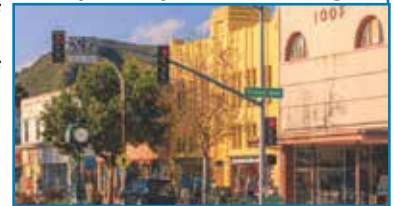


Image explorelomdoc.com

of Achievement for Excellence in Financial Reporting for the last 7 consecutive fiscal years.

**California Insanity: Coastal Commission Rejects U.S. Space Force Plan for SpaceX Launches Because Elon Musk Supports Trump**

The California Coastal Commission recently rejected the Air Force's plan to allow SpaceX to launch up to 50 rockets per year from Vandenberg Air Force Base. The commissioners cited concerns over Elon Musk's political beliefs, concerns regarding SpaceX's classification as a military contractor and their labor record as reasons for their rejection of the proposed plan.

Previously, the California Coastal Commission had approved SpaceX for up to 36 launches per year.

*Terry A. Bartlett is a real estate, housing, and landlord-tenant attorney at Reetz, Fox & Bartlett LLP in Santa Barbara.*



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# CaRHA Priority 1 Bill List

**AB 98**

**(Carrillo, Juan D)** Planning and zoning: logistics use: truck routes.

**Current Text:** Chaptered: 9/29/2024 [text](#) [act](#)

**Current Analysis:** 08/31/2024 [Senate Floor Analysis](#). (text 8/28/2024)

**Last Amend:** 8/28/2024

**Status:** 9/29/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 931, Statutes of 2024.

**Location:** 9/29/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** The Planning and Zoning Law sets forth various requirements relating to the review of development project permit applications and the issuance of development permits for specified classes of development projects. This bill, beginning January 1, 2026, would prescribe various statewide warehouse design and build standards for any proposed new or expanded logistics use developments, as specified, including, among other things, standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage. The bill would exempt from those design and build standards certain existing logistics use developments, proposed expansions of a logistics use development, and property currently in a local entitlement process to become a logistics use, under prescribed conditions. The bill would require a facility operator, prior to the issuance of a certificate of occupancy, to establish and submit for approval by a city, county, or city and county a truck routing plan to and from the state highway system based on the latest truck route map of the city, county, or city and county, as prescribed. The bill would require a facility operator to enforce the plan. The bill would provide for the revision of the plan in specified circumstances.

**Position**  
Oppose

**Priority**  
1

**AB 102**

**(Gabriel D)** Budget Act of 2024.

**Current Text:** Chaptered: 6/26/2024 [text](#) [act](#)

**Current Analysis:** 06/12/2024 [Senate Floor Analysis](#). (text 6/8/2024)

**Last Amend:** 6/8/2024

**Status:** 6/26/2024-Chaptered by Secretary of State - Chapter 22, Statutes of 2024

**Location:** 6/26/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Would make appropriations for the support of state government for the 2024-25 fiscal year. This bill would declare that it is to take effect immediately as a Budget Bill.

**Position**  
Priority

**Priority**  
1

**Notes:** 2024-25 Budget Bill

**AB 235Z**

**(Kaira D)** Summary proceedings for obtaining possession of real property: procedural requirements.

**Current Text:** Chaptered: 9/24/2024 [text](#) [act](#)

**Current Analysis:** 08/28/2024 [Assembly Floor Analysis](#). (text 8/20/2024)

**Last Amend:** 8/20/2024

**Status:** 9/24/2024-Chaptered by Secretary of State - Chapter 512, Statutes of 2024

**Location:** 9/24/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Current law requires a defendant, in a summary proceeding for obtaining possession of real property, to file a response within five days, excluding specified days, after the complaint is served on the defendant. Current law permits a defendant in such a proceeding to, on or before the day fixed for their appearance, appear and answer or demur. This bill would extend the time in which a defendant, in a summary proceeding for obtaining possession of real property, must file a response from 5 to 10 days, excluding specified days, after the complaint is served on the defendant. The bill would specify additional procedures and deadlines for filing a demurrer or a motion to strike a complaint as well as an opposition to and reply in support of such a motion.

**Position**  
Oppose

**Priority**  
1

**AB 249Z**

**(Pellecin D)** Tenancy: application screening fee.

**Current Text:** Chaptered: 9/29/2024 [text](#) [act](#)

**Current Analysis:** 08/21/2024 [Assembly Floor Analysis](#). (text 6/24/2024)

**Last Amend:** 6/24/2024

**Status:** 9/29/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 966, Statutes of 2024.

**Location:** 9/29/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Current law authorizes a landlord or their agent, when they receive a request to rent a residential property, to charge an application screening fee to cover the cost of obtaining information about the applicant. Current law also prohibits a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time, unless the applicant agrees in writing. Current law also requires a landlord or their agent, if an applicant that has paid an application screening fee makes a request, to provide a copy of the consumer credit report to the applicant who is the subject of that report. This bill would instead authorize a landlord or their agent to charge an application screening fee only if the landlord or their agent, at the time the application screening fee is collected, offers an application screening process, as specified. This bill would also prohibit a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time.

**Position**  
Oppose

**Priority**  
1

**AB 2579**

**(Quirk-Silva D)** Inspections: exterior elevated elements.

**Current Text:** Chaptered: 9/28/2024 [text](#) [act](#)

**Current Analysis:** 08/21/2024 [Assembly Floor Analysis](#). (text 7/2/2024)

**Last Amend:** 7/2/2024

**Status:** 9/28/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 835, Statutes of 2024.

**Location:** 9/28/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Current law provides authority for an enforcement agency to enter and inspect any buildings or premises whenever necessary to secure compliance with or prevent a violation of the building standards published in the California Building Standards Code and other rules and regulations that the enforcement agency has the power to enforce. Current law requires an inspection, by January 1, 2025, and by January 1 every 6 years thereafter, of exterior elevated elements and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units, as specified. Current law that provides that, if the property was inspected within 3 years prior to January 1, 2019, as specified, no new inspection is required until January 1, 2025. This bill would extend the deadline for initial inspection until January 1, 2026.

**Position**  
Support

**Priority**  
1

**AB 275Z**

**(Hansen D)** Tenancy: credit reporting.

**Current Text:** Chaptered: 9/19/2024 [text](#) [act](#)

**Current Analysis:** 08/29/2024 [Assembly Floor Analysis](#). (text 8/20/2024)

**Last Amend:** 8/20/2024

**Status:** 9/19/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 279, Statutes of 2024.

**Location:** 9/19/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Would require a landlord of a dwelling unit of residential real property to offer any tenant obligated on a lease the option of having the tenant's positive rental payment information, as defined, reported to at least one nationwide consumer reporting agency, as specified. The bill would require, for leases entered into on and after April 1, 2025, the offer of positive rental payment information reporting to be made as of the time of the lease agreement and at least once annually thereafter, and for leases outstanding as of January 1, 2025, the offer of positive rental payment information reporting to be made no later than April 1, 2025, and at least once annually thereafter. The bill would authorize a tenant to request, and would require a landlord to provide, additional copies of the written election of positive rental payment information reporting at any time. The bill would authorize a tenant who elects to have positive rental payment information reported as described in these provisions to subsequently file a written request to stop that reporting and would require the landlord to comply with that request. The bill would prohibit a tenant who stops positive rental payment information reporting from electing reporting again for at least 6 months. The bill would authorize a landlord to charge a tenant that elects to have positive rental payment information reported the lesser of \$10 per month or the actual cost to the landlord to provide the service, unless the landlord does not incur any actual cost to provide positive rental payment reporting. The bill would prohibit a landlord from taking certain actions

If a tenant fails to pay the landlord's rent reporting charge. The bill would exempt from these provisions a landlord of a residential rental building that contains 15 or fewer dwelling units, unless specified conditions are met, and an assisted housing development, as defined.

**Position** Priority  
Oppose 1

**Notes:** Realtors neutral

Exemption for small owners  
(1) A landlord of a residential rental building that contains 15 or fewer dwelling units, unless both of the following apply:

(A) The landlord owns more than one residential rental building, regardless of the number of units in each building.

(B) The landlord is one of the following:

- (A)
- (1) A real estate investment trust, as defined in Section 856 of Title 26 of the United States Code.
- (B)

(ii) A corporation.

(C)

(iii) A limited liability company in which at least one member is a corporation.

#### AB 2801

**(Erickman D) Tenancy; security deposits.**

**Current Text:** Chaptered: 9/19/2024 [text](#) [act](#)

**Current Analysis:** 08/28/2024 [Assembly Floor Analysis](#) [\(text 8/23/2024\)](#)

**Last Amend:** 8/23/2024

**Status:** 9/19/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 280, Statutes of 2024.

**Location:** 9/19/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st	House			2nd	House			Conc.			

**Summary:** Current law regulates the terms and conditions of residential tenancies, including limitations on the demanding or receiving of security, as defined, from a tenant and charging amounts against the tenant or the security. Current law limits the landlord's claim of the security to only those amounts as are reasonably necessary for specified purposes, including, but not limited to, the repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant, and the cleaning of the premises upon the termination of the tenancy necessary to return the unit to the same level of cleanliness it was in at the inception of the tenancy. Current law prohibits a landlord from asserting a claim against the tenant or the security for damages to the premises or any defective conditions that preexisted the tenancy, for ordinary wear and tear or the effects thereof, or for the cumulative effects of ordinary wear and tear occurring during any one or more tenancies. This bill would limit claims against the tenant or the security for materials or supplies and for work performed by a contractor, the landlord, or the landlord's employee to the amount necessary to restore the premises back to the condition it was in at the inception of the tenancy, exclusive of ordinary wear and tear.

**Attachments:**

[FACT SHEET](#)

**Position** Priority  
Oppose 1

**Notes:** Applies prospectively, photos are not only form of evidence to prove damage

#### AB 3057

**(Wilson D) California Environmental Quality Act: exemption: junior accessory dwelling units ordinances.**

**Current Text:** Chaptered: 8/27/2024 [text](#) [act](#)

**Current Analysis:** 07/31/2024 [Senate Floor Analysis](#) [\(text 4/8/2024\)](#)

**Last Amend:** 4/8/2024

**Status:** 8/27/2024-Chaptered by Secretary of State - Chapter 210, Statutes of 2024

**Location:** 8/27/2024-A. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st	House			2nd	House			Conc.			

**Summary:** The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment. If revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment, CEQA exempts from its requirements the adoption of an ordinance by a city or county to issue a zoning variance, special use permit, or conditional use permit for a dwelling unit to be constructed, or which is attached to or detached from, a primary residence on a parcel zoned for a single-family residence, as provided, or the adoption of an ordinance to provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. This bill would expand the above CEQA exemption to include the adoption of an ordinance by a city or county to provide for the creation of junior accessory dwelling units in single-family residential zones.

**Position** Priority  
Support 1

**Notes:** YIMBY sponsored

On coalition letter

#### SB 450

**(Schnitzer D) Regional Housing Finance Authorities.**

**Current Text:** Chaptered: 9/27/2024 [text](#) [act](#)

**Current Analysis:** 08/31/2024 [Senate Floor Analysis](#) [\(text 8/19/2024\)](#)

**Last Amend:** 8/19/2024

**Status:** 9/27/2024-Approved by the Governor. Chaptered by Secretary of State. Chapter 767, Statutes of 2024.

**Location:** 9/27/2024-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st	House			2nd	House			Conc.			

**Summary:** The San Francisco Bay Area Regional Housing Finance Act establishes the Bay Area Housing Finance Authority to raise, administer, and allocate funding for affordable housing in the San Francisco Bay area, as defined, and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. The Los Angeles County Regional Housing Finance Act similarly establishes the Los Angeles County Affordable Housing Solutions Agency to increase the supply of affordable housing in Los Angeles County, as defined. This bill, the Regional Housing Finance Act, would authorize 2 or more local governments, as defined, to establish a regional housing finance authority to raise, administer, and allocate funding for affordable housing in the jurisdiction of the authority, as defined, and provide technical assistance at a regional level for affordable housing development, including new construction and the preservation of existing housing to serve a range of incomes and housing types. The bill would require an authority to be governed by a board composed of at least 3 directors who are elected officials representing the local governments that are members of the authority.

**Position** Priority  
Oppose 1

#### SB 611

**(Manlylar D) Residential rental properties: fees and security.**

**Current Text:** Chaptered: 9/19/2024 [text](#) [act](#)

**Current Analysis:** 08/27/2024 [Senate Floor Analysis](#) [\(text 8/22/2024\)](#)

**Last Amend:** 8/22/2024

**Status:** 9/19/2024-Chaptered by Secretary of State - Chapter 287, Statutes of 2024

**Location:** 9/19/2024-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st	House			2nd	House			Conc.			

**Summary:** Current law regulates the hiring of real property and imposes various requirements on landlords relating to the application for, and leasing of, residential rental property. Current law establishes provisions for the renewal or termination of a hiring of residential real property for an unspecified term. Current law specifies the notice required for the termination of a hiring of residential property for an unspecified term. Current law makes a tenant of real property guilty of unlawful detainer if, among other things, the tenant continues in possession of the real property after giving notice of termination of a hiring of residential property for an unspecified term. This bill would prohibit a landlord or its agent from charging a tenant a fee for serving, posting, or otherwise delivering any notice, as specified in the above-described provisions.

**Position** Priority  
Neutral 1



**SB 1072**

**(Blakespear D)** Coastal resources: local coastal program: amendments: accessory and junior accessory dwelling units.

**Current Text:** Chaptered: 9/22/2024 [hls](#) [sd](#)  
**Current Analysis:** 08/28/2024 [Senate Floor Analyses](#). (text 6/27/2024)

**Last Amend:** 6/27/2024

**Status:** 9/22/2024-Chaptered by Secretary of State - Chapter 454, Statutes of 2024

**Location:** 9/22/2024-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Would require, by July 1, 2026, the California Coastal Commission, in coordination with the Department of Housing and Community Development, to develop and provide guidance for local governments to facilitate the preparation of amendments to a local coastal program to clarify and simplify the permitting process for accessory dwelling units and junior accessory dwelling units within the coastal zone. The bill would require the commission, in coordination with the department, to convene at least one public workshop to receive and consider public comments on the draft guidance before the finalization of the guidance document and to post the guidance document on the commission's and department's respective internet websites, as specified. To the extent the bill would create additional duties for a local government, the bill would impose a state-mandated local program.

**Position**  
Support

**Notes:** On HBA Coalition Letter

**Priority**  
1

**SB 1103**

**(Mentlivar D)** Tenancy of commercial real properties: agreements: building operating costs.

**Current Text:** Chaptered: 9/30/2024 [hls](#) [sd](#)  
**Current Analysis:** 08/31/2024 [Senate Floor Analyses](#). (text 8/22/2024)

**Last Amend:** 8/22/2024

**Status:** 9/30/2024-Approved by the Governor. Chaptered by Secretary of State. Chapter 1D15, Statutes of 2024.

**Location:** 9/30/2024-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Current law requires a landlord of a residential dwelling to give notice to the tenant a certain number of days before the effective date of a rent increase depending on the amount of the increase, as specified. This bill would apply this requirement to leases of commercial real property by a qualified commercial tenant, as defined. The bill would specify, in all leases for commercial real property by a qualified commercial tenant, that a rent increase would not be effective until the notice period required by these provisions has expired. The bill would also specify that a violation of these provisions would not entitle a qualified commercial tenant to civil penalties. The bill would require a landlord of a commercial real property to include information on these provisions in the notice.

**Position**  
Oppose

**Notes:** AAGLA Opposes. On coalition letter. Lobbied targets given by coalition leader, CBPA

**Priority**  
1

**SB 1211**

**(Skinner D)** Land use: accessory dwelling units: ministerial approval.

**Current Text:** Chaptered: 9/19/2024 [hls](#) [sd](#)  
**Current Analysis:** 08/29/2024 [Senate Floor Analyses](#). (text 8/19/2024)

**Last Amend:** 8/19/2024

**Status:** 9/19/2024-Chaptered by Secretary of State - Chapter 296, Statutes of 2024

**Location:** 9/19/2024-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** The Planning and Zoning Law authorizes a local agency, by ordinance, to provide for the creation of accessory dwelling units (ADUs) in areas zoned for residential use, as specified. That law prohibits, if a local agency adopts an ordinance to create ADUs in those zones, the local agency from requiring the replacement of offstreet parking spaces if a garage, carport, or covered parking structure is demolished in conjunction with the construction of, or is converted to, an ADU. This bill would also prohibit the local agency from requiring the replacement of offstreet parking spaces if an uncovered parking space is demolished in conjunction with the construction of, or is converted to, an ADU.

**Position**  
Support

**Notes:**

**Priority**  
1



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