

April 2025

SANTA BARBARA RENTAL PROPERTY **news**

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

April is Fair Housing Month

Remember to sign up for Denise Cato's Certificate Course, page 15



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

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Open but please call for
an appointment

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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-

Continued on page 7

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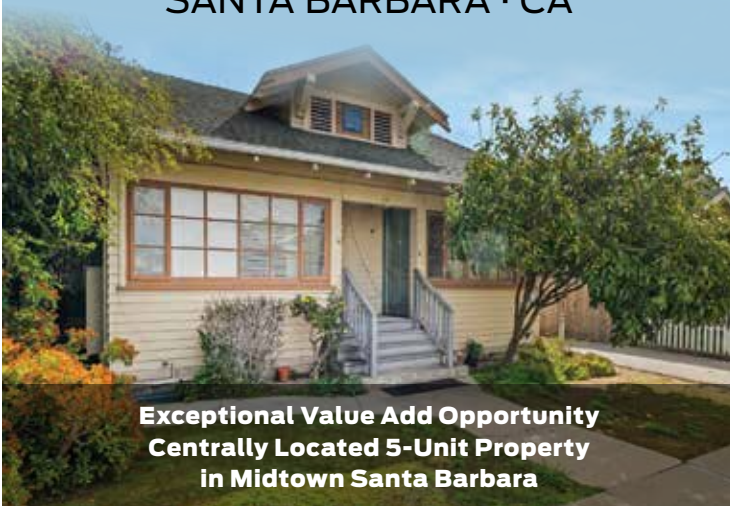
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President's Messge from page 5

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



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SBRPA Calendar



SBRPA Events & Meeting

Fair Housing Seminar

Wednesday, April 16, 2025 9:00AM-12:00 noon
University Club • 1332 Santa Barbara St, SB 93101

Come join for this year's Fair Housing Seminar 2025 at the University Club of Santa Barbara. You will get a copy of the 2025 Fair Housing Guide book along with information on new Fair Housing laws and best practices. Continental breakfast is included. Space is limited, registration deadline 4/11/2025.

Register at www.sbrpa.org. See page 15 for details.

Marketing Forecast and Property Laws Update

Thursday, April 24, 2025 4:30-7:00 PM
Solvang Theater • 420 2nd St, Solvang, CA

This joint SBRPA & Solvang Chamber of Commerce event will feature two informative presentations: Real Estate & Economic Sales Forecast by Steve Golis of the Radius Group, and New and Upcoming Laws by Attorney Diana Alcala of Kirk & Simas. See page 23 for details.

SBRPA & Solvang Chamber of Commerce Members Free, Nonmembers \$25 per person.

Welcome New Members

Jesse Aizenstat, Dustyn Peiffer,
Laura Kronen, David Fleming,
David R Morgan, Shannon Sadecki,
Lisa Johnson, Margaret Granger,
Kiyana Mashhoon, Lauren Bell,
Teddi Drew & Anna Campbell



april 2025

SUN	MON	TUE	WED	THU	FRI	SAT
		1 APRIL 1 Punk's Day	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16 Fair Housing Seminar	17	18 Good Friday	19
20 Happy Easter	21	22 EARTH DAY	23	24 Mktg Forecast & Laws Update	25	26
27	28	29	30			



Apartmentalize

Wednesday-Friday, June 11-13, 2025
Las Vegas Convention Center | Las Vegas, NV
Apartmentalize provides countless chances to converse with the best in the industry through interactive activities, the NAA Exposition and structured networking events. See page 29 for more info.

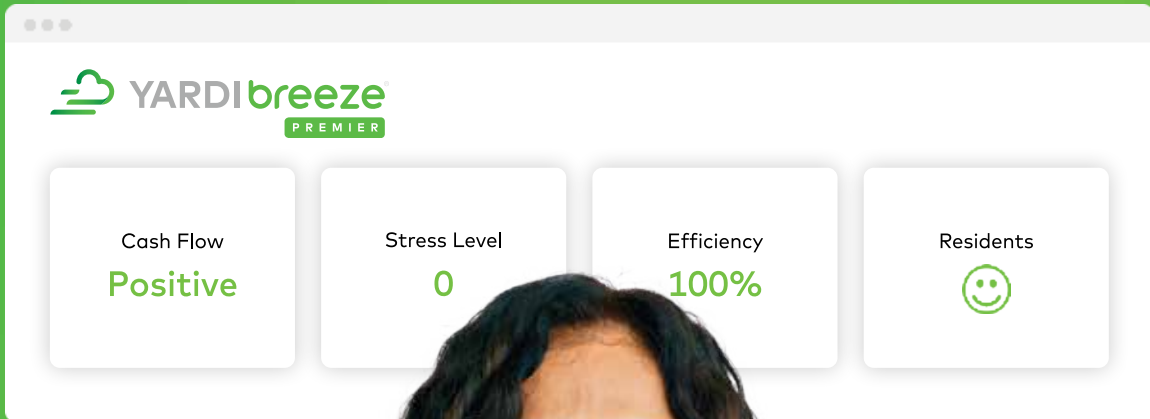
Rental Housing Advocacy and Legal Summit (RHALS)

Wednesday-Friday, July 30-August 1, 2025 | Denver CO
The 2025 Rental Housing Advocacy and Legal Summit (RHALS), formerly Government Affairs Roundtable (GART) and Legal Symposium, is NAA's event that connects and educates government affairs professionals and volunteers while discussing pressing rental housing industry issues happening all over the country. See page 29 for more info.

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.

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CalRHA Legislative Updates

Kate Bell, KateBellStrategies.com



March 2025

Political Update

Republican Assemblymember Stan Ellis has been sworn in for Assembly District 32, which was Vince Fong vacant seat. Additionally, Republican Huntington Beach Councilmember, Tony Strickland, was sworn in to the Senate District 36 vacant seat of Janet Nguyen.



CA Assemblyperson
Stan Ellis



CA Assemblyperson
Tony Strickland

Legislative Update

On March 11-12, 2025, we convened the CalRHA legislative days at the State Capitol. The days kicked off with presentations from the CA State Controller, Malia Cohen, CA State Treasurer, Fiona Ma, and the new Chair of the Senate Housing Committee, Aisha Wahab.

Then the groups met with almost 100 offices in the State Capitol in support of our sponsored bill, SB 448 (Umberg), as well as a few key pieces of legislation that we are opposing this year. Thank you to all who made the trip to Sacramento.



State Controller
Malia Cohen

State Treasurer
Fiona Ma

Senate Housing
Committee Chair
Aisha Wahab

CalRHA is sponsoring legislation to address a problem that many of our members have been facing, which deals with trespassers (e.g., Squatters) on rental property and their removal by law enforcement. SB 448 would define a squatter as somebody who unlawfully enters and remains in a residential property and, upon request, refuses to leave or falsely claims a legal right of possession. This bill would prescribe a procedure for the notice and removal of a squatter by a local law enforcement agency.



CA Senator
Tom Umberg

The bill would authorize a property owner or their agent to serve a demand to vacate, as specified, upon a squatter. The bill would authorize the owner or agent, after service of the demand, to submit a request signed under penalty of perjury, to the local law enforcement agency with primary jurisdiction where the property is located, as specified. The bill will be heard first in the Senate Public Safety Committee and then in Senate Judiciary. We have already secured the support of many in the law enforcement community.

A few key legislative bills that have been acted on or amended so far include:

AB 246 (Bryan) State of Emergency: Residential Rent Increases – County of Los Angeles.

This bill, notwithstanding any other law, would freeze rent on any unit located in the County of Los Angeles in excess of the rental rate for the dwelling or unit charged on January 7, 2025 through March 2, 2026. The bill passed the Assembly



Isaac Bryan

Judiciary Committee and is pending a vote on the Assembly Floor. Concerns have been raised by many members of CalRHA and the author's office has indicated that they plan to amend the bill before it is taken up for a Floor vote, but it is not yet clear what amendments will be committed to.

Continued on page 13




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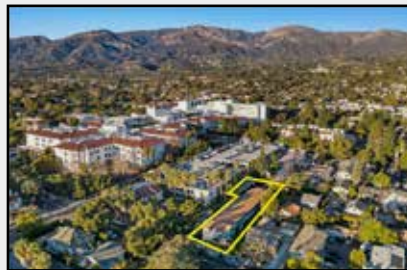
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AB 311 (McKinnor) Dwelling Units: Persons and Risk of Homelessness.

The bill would also permit a tenant, with written approval of the owner or landlord, 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 the person and increase rent, subject to state and local ordinances. CalRHA has taken a support position on this bill, which is pending a vote on the Assembly Floor.



Tina McKinnor

Assembly Bill 414 (Pellerin) Residential Tenancies: Return of Security.

This bill has been amended and would generally require a landlord to return the security by personal delivery or by check made payable to the tenant. If the landlord received the security or rental payments from the tenant electronically, the bill would instead require the tenant to return the remainder of the security electronically, as specified, unless the landlord and tenant designated another method of return, by written agreement. The bill would also instead authorize the landlord and tenant to mutually agree, as specified, to provide the itemized statement by either email to an email account provided by the tenant or mail by first-class mail, postage prepaid, to an address provided by the tenant.



Gail Pellerin

AB 1414 (Ransom) Landlord-tenant: Internet Subscriptions.

This is a newly amended/introduced bill that would prohibit a landlord from requiring a tenant to subscribe to a specific internet service provider. If the landlord violates that provision, the bill would authorize the tenant to deduct the cost of the subscription from the rent.



Rhodesia Ransom

The current Priority 1 Legislative Tracker is available at the back of the magazine.

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 Nonfiscal Bills

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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

PRESS RELEASE February 25, 2025

SB 448, the trespassing response and remedies act would protect property owners from unlawful trespassers.

CalRHA proudly sponsors Senate Bill 448 [Umberg], a newly introduced bill that will address the rising problem of trespassers unlawfully occupying properties across the state.

These unauthorized occupants threaten property owners' rights and pose significant safety risks and financial burdens. Also referred to as the Trespassing Response and Remedies Act, SB 448 balances the need for housing providers to reclaim their rental properties quickly and efficiently while upholding vital renter protections.

For details go to:

<https://www.cal-rha.org/news/press-release-calrha-sponsors-sb448>



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Spring is here and here's a reminder to change your home's air filter. It's a good idea to change them every few months, and more often if you are in a high pollen area or have pets!

If you're not exactly sure how to do it, there's no shame in looking up a tutorial on YouTube, or calling us for an appointment.

During a system maintenance, we inspect and calibrate the thermostat, lubricate all moving parts, replace worn and broken items, check the air filter and clean or replace it as required. We then check and test the entire system, including the safety controls and startup cycle.

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website: donsheatingandairsb.com





FAIR HOUSING SEMINAR

Wednesday, April 16, 2025 • 9:00 AM - 12:00 PM

Fair Housing Act

Join us for a review of
Fair Housing Laws and Best
Practices for Fair Housing
Compliance and Success

University Club of Santa Barbara • 1332 Santa Barbara St, Santa Barbara, CA 93101



*Denise Cato,
CEO Fair Housing Council
of Orange County*

Learn Best Practices in Fair Housing

- New Fair Housing Laws
- Successful Fair Housing business practices and tools to maximize profits and minimize liabilities
- How Fair Housing laws apply to tenants with disabilities and families with children
- How to update your management
- How Fair Housing can serve as a resource for owners & managers
- 2025 Fair Housing Guidebook

Today, Denise Cato, as President and CEO of Fair Housing Council of Orange County (FHCOC), still speaks to, leads, and trains hundreds of housing industry professionals regarding both state and federal fair housing laws. Additionally, Ms. Cato currently serves as a member of the Board of Directors for the National Fair Housing Alliance, a national organization that supports the efforts, marketing, and legislative needs and agenda of all fair housing organizations nationwide. Cato trained with the John Marshall Law School, The National Fair Housing Congress, The U.S. Department of Housing and Urban Development, and the Department of Fair Employment and Housing. She was certified by the California Department of Real Estate in 1997 as a trainer in fair housing laws for realtors (as part of their mandatory continuing education requirement). She has taught fair housing classes for the Apartment Association of Greater Los Angeles for 25 years, Southern Cities Apartment Association for 23 years, and Orange County Apartment Association for at least 13 years.

Continental Breakfast included – Member \$ 95.00, Nonmember \$175.00

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Situated on 1.4 acres, 590 Avenue of Flags is a multifamily property featuring 14 units—one 2-bedroom/1-bath and thirteen studio apartments. The property provides ample on-site parking for both tenants and guests. All leases are month-to-month, allowing flexibility for rental adjustments in accordance with AB 1482 at various upcoming intervals. Located in the heart of Buellton's evolving landscape, this property benefits from the District #2 Downtown Core Specific Plan, which supersedes traditional zoning and offers greater flexibility for renovation and redevelopment as part of 'The Avenue' revitalization efforts. Positioned just off Highway 101, Buellton serves as the Northern Gateway to the Santa Ynez Valley, home to renowned wineries, breweries, distilleries, and other popular attractions. The sought-after tourist destinations of Solvang and Chumash Casino are only two miles away. With excellent freeway visibility and convenient off-ramp access from both directions, this property offers exceptional exposure and accessibility. Additionally, 592 Avenue of Flags is also available for sale, presenting a unique opportunity to expand your investment portfolio in this evolving market.



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Our Business Partners: Sol Wave Water

Steve Nipper, Sol Wave Water



Best Practices: Emergency Water & Preparedness for Single Family, Multifamily, and Businesses

Our hearts and prayers go out to all our California neighbors who have been affected, lost loved ones, pets, living quarters, personal possessions and employment in all of the recent fires. As a Santa Barbara native and resident of Mission Canyon, Lori, Kuda our cat, and I live the reality of evacuation and the bewilderment that comes with it. (Our precious Kuda passed on March 2, 2025 at 18.)

Over the last 20 years we have been on evacuation warning or mandatory evacuation four times: The Gap Fire 2008, Tea Fire 2008, Jesusita fire 2009, and Thomas Fire 2017.



Every time we were very fortunate, we came home to OUR home.

Each time we have learned a valuable lesson that has changed our level of preparedness, expanded our overview. This is a benefit for ourselves, our tenants, our employees, and our customers. The first time we evacuated we arrived to the hotel with lots of stuff. We realized that "in the moment", with no written plan, most of what we grabbed was easily replaced and many of our irreplaceable items were left behind. An example: we arrived at the hotel with: 20 pairs of flip-flops, 4 beaded gowns, 2 cases of wine, a computer & monitor. We did not have: the enamel vases from my grandfather, passports, and left behind the spare keys to EVERYTHING.

You have likely seen our water donated to community events, our trucks, sampled our water at one of the businesses we service, or you may already be a customer. Our community is why we are here, and we give back as much as we can. We offer the service "Emergency Water" because of our personal experiences dealing with emergencies and recognizing that in an earthquake the City water lines may break or become contaminated. Hope Ranch just experienced a main break and week-long Boil Water Notice on March 1, 2025, and there was no earthquake. With a major event it will likely be days, weeks or

months before basic water service is restored; followed with a boil water notice like in Montecito after the mud slides.



The day after the Montecito debris flow was the hardest day on the phone for me. Fielding calls from trapped people wanting me to deliver emergency water, "I can't get water to you, the roads are closed." "Emergency Water Service is arranged in advance, not after."

At the office, I address most of the "unusual" calls from the public, I hear the spectrum of perceived threats and concerns. Often the calls are basic - a supply of emergency water to have on hand to sustain a few days with no public water. At the other end of the spectrum, I received calls requesting solutions for a bioterrorist attack to the water supply. Depending on the level of treatment, the space to work in, and the realistic budget, there are several options for the clients to consider.

For Lori, Kuda and me, we have broken our preparedness into 6 categories "Procedures" with our priority list for each:

1. **In the car, trying to get home, office, or being stranded**
 - a. Each car has a basic "1-day go-bag" at all times.
2. **Evacuation from the house, FIRE, FLOOD or OTHER**
 - a. Get the evacuation list taped to wall next to bedroom door (My Evacuation List)
 - b. Assess, how much time do we think we have?

Continued on page 19

Sol Wave **WATER**



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- c. What road do we think we can evacuate on, what is the safest path given this emergency?
- d. Is our travel limited to foot, bike or car/s?
- e. Start at top of list, get each item into the transportation, move to next item. Think about the placement of each item, will the next item crush a fragile item that was loaded earlier? If you have a very fragile item, how do you safely pack it? Does it need a dedicated Pelican Case for transport? How devastating to have moved it only to have broken it.
- f. The "timer" will end. You may have completed the list you may not have. By getting each item into "the car" when the Sheriff says "GO NOW", or the fire is a few doors away, you can drive off. You may have completed the first 1 item; you may have loaded the entire list. If you moved everything to the entryway of the house, none of it will be in the car. Each situation is different and may require adjustments along the way.
- g. 7-day go bag.



3. Shelter at home, Earthquake, Debris Flow, Tsunami, Grid Down.

- a. We should have cars at home with 1-day go-go-bag/s in them.
- b. We have the evacuation list from above.
- c. We have solar with Tesla batteries. Our system is sized so that we can keep food cold, lighting, and security going indefinitely without the grid. We took our propane sign-wave generator to the office (sign-wave generator = safer for electronics, modern refrigerators have electronic controllers). Unlike California compliant gasoline or diesel that goes bad after 6 months, the shelf life of propane is virtually indefinite.
- d. Quarterly, pantry is rotated and not expired. A couple of Emergency Food 25-year buckets.
- e. 5-gallon emergency water would be a 21 days water supply (1 gallon per person, each pet, per day is recommended). Do I have another source of drinking water?
- f. Extra medication prescriptions (60 days minimum), antibiotics and first aid is recommended). Do I have another source of drinking water?
- g. Extra pet food and pet medication 45-60 days. Pet supply-chain may be severely compromised.

- h. Family emergency contact list and passwords to email accounts (printed.)
- i. 5-gallon bucket toilet seat conversion kit with sanitation solution.
- j. And several more.



4. Extended Family/ Friends/ Neighbors

- a. Our most vulnerable is Lori's mom. At an undisclosed age, she lives in an apartment in South Bay, Redondo Beach, alone. She has many friends that we know would check in on her and other family within 20 miles. As with many seniors, we are her technology support. We have written instructions for her on how to check her email if she is at a shelter, evacuation center, or library. She would not know her passwords or how to do this without the instruction and someone helping her. If the cell towers are down and the freeways are blocked, this would be the only way to communicate. We thought about 2-way radios, we will need a boat to get in range of her.
- b. Although it would be a long walk, my father lives about 4 miles away. If driving is not possible, he is not in good enough health to walk to our house.
- c. Our closest friends are about 10 miles, we can reach each other on our 2-way radios. (We currently use BaoFeng BF-F8HP.)
- d. Getting to know, or understand, your neighbors is important. You may have differences of opinion; the question is do you trust them? How can you help them, how can they help you. They may be the only alternative.



5. Business Preparedness, grid down.

- a. We have propane generators with propane on hand to run for a week. We can open and run computers, phones, and water vending machines for purified water if the City's water is not down.
- b. Starlink internet as backup.
- c. Extension cords for power distribution.
- d. Employee contact list with home address, personal phone number and personal email addresses
- e. 2-way radios as backup to cell phones, 2 satellite phones.
- f. Limited extra fuel for trucks and deliveries.
- g. Employees attending Stop the Bleed

Continued on page 21



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Coastal Housing Partnership
Kym@coastalhousing.org
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6. Responding to Customer and Community Emergency needs

- a. In addition to above, Sol Wave Water is registered as a county and state emergency water supplier. Existing customers would come first. We will be ready for dispatch to customers emergencies to the degree we have fuel, the roads are open, and customers have the ability to contact us.

7. Property Managers and Tenants.

- a. Lori and I self-manage our rental. We have tenant phone numbers and email addresses in our contact lists. We can fix most emergencies: water lines, gas lines, tarps etc. For you, how do you contact your tenants, check on your buildings, and address potential issues. If you have a property manager, how do you contact them if the grid is down? Are they prepared to respond?

There is significant overlap in the categories, they each get easier to prepare for. We have found, by writing our procedures out, it is easier to start with one, then add the second, then the third. As time passes and technology changes, we amend the lists, usually making them easier. As an example, 10 years ago the third item on our evacuation list was "the computer" and "the monitor". They were both heavy, cumbersome, and needed to be taken apart. Now our documents are in the cloud and we have a laptop. Sure, I want the laptop, but now at #10 on the list, there are more important or irreplaceable items, I can get a new laptop, and all of my documents and files are cloud based (yes, some printed copies are important).

Doing our best- One goal is never having less than $\frac{1}{2}$ tank of gas in the car. Lori has trained me in this (always have a FULL tank of gas!). In the past, I would wait for the light to come on then fill the tank (this is what my father did). My truck was like this when we evacuated for Tea Fire and power had already been cut by Edison. The car was packed and when we could see the flames on the next ridgeline I pulled out of the driveway; the low fuel light came on and it took half an hour and almost the entire reserve tank to find a gas station with power that I could fill at. We could not have made it to Ventura or Buellton. Lori was not pleased!

Improving fitness – Again at undisclosed ages, when the day permits, we walk to the bank rather than drive. We ride bikes and take short hikes.

Lori and I hope you find this informative and helpful. Please feel free to call us at the office or email if you have suggestions, questions, or feedback. This is our work in progress to assist our community.

805-845-5443 Steve@SolWave.com or Lori@SolWave.com

The digital version of this article with hyperlinks and lists can be found at:
www.SolWaveWater.com/Emergency-Prep

Stop the Bleed
<https://www.cprtrainingsb.com/stop-bleed-santa-barbara-goleta-classes>

First aid Training: www.Redcross.org

Paratus Training, all levels firearms training:
www.paratustraining.com

S.B. S.E.T. Foundation, firearms training/home invasion prep: www.sbsetfoundation.org

Go Bag, 7-day Go Bag: www.Ready.gov/kit





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SBRPA & the Solvang Chamber of Commerce Present



Marketing Forecast and Property Laws Update

Thursday, April 24th 4:30–7:00PM

Solvang Theater • 420 2nd St, Solvang, CA 93463

Sponsored by DMH Properties & the Radius Group

Our guest speakers: Steve Golis of Radius Commercial Real Estate will present the **Marketing Forecast**, pertaining to local real estate and economic sales; and attorney Diana Alcala of Kirk & Simas will provide the **Property Laws Update** including a review on 2024 laws as well as new laws taking effect in 2025. Q&A will follow each session.

Coast Range Restaurant of Solvang will provide appetizers, charcuterie platters and drinks.



Steve Golis

Radius Commercial Real Estate

With a remarkable 45-year career in real estate, Steve Golis, Co-Founder of Radius Group, a leading tri-county area commercial real estate brokerage, has become the go-to expert in multifamily and commercial sales, with a sales volume exceeding \$1 billion in the past decade alone.

Supported by a skilled five-member team, Steve brings a wealth of expertise and is a frequent speaker at industry events & will be presenting the **Real Estate & Economic Sales Forecast**. As a long-time supporter of the community, Steve has been involved in a variety of organizations, including Rancheros, SB Trail Riders and Old Spanish Days. He has been serving on a board as an executive member for the Los Padres Council and Outdoor School, as well as an Executive Board member for the Santa Barbara Humane Society.

In addition to these organizations and activities, Steve is in his 40th year of Karate and holds a 6th degree black belt making him a Rokudan.

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Diana Alcala

Kirk & Simas

Diana Alcala will speak on **Property Laws**, which will include an overview of new laws from 2024 as well as upcoming changes for 2025. Diana is bilingual and a native to the Central Coast. Her practice at Kirk & Simas focuses exclusively on civil litigation. She advocates on behalf of the socially vulnerable, including children, the elderly, and those with mental and physical disabilities.

Diana is deeply involved in serving her community. She interned as a research associate for the ACLU and also at the Department of Children and Families and spent several years volunteering as a Guardian Ad Litem. Check Diana's blog* for great Landlord-Tenant articles, such as "The Legal Imperative of Regular Property Inspections for Landlords: Ensuring Compliance and Protecting Investments."

*Diana's blog: <https://kirksimas.com/author/dianaalcala/>



SBRPA & Solvang Chamber of Commerce Members Free
Nonmembers \$25 per person





February 14, 2025

Dear SBRPA Board:

It is with deep reflection and a profound sense of gratitude that I formally submit my resignation as executive director of SBRPA effective April 1, 2025.

Serving as executive director, with all of you guiding and inspiring, has been one of the most rewarding experiences of my professional career. I am incredibly proud of all we have accomplished together over my 9-year tenure — transforming challenges into opportunities, driving social and political change, and strengthening our position within the rental industry in Santa Barbara. It has been an honor to work alongside such a talented and dedicated team.

After much contemplation, I have decided that now is the right time for me to transition into the next chapter of my journey, both professionally and personally. This decision was not made lightly. I will be undergoing spinal surgery in April with a potentially long recovery period. It is in the best interest of my health, and family. It is important the organization continues to evolve and grow with fresh, devoted and passionate leadership.

I am committed to ensuring a smooth transition over the coming weeks and will work closely with the board and leadership team to facilitate a seamless handover of responsibilities. I remain deeply invested in the success of SBRPA and will support in any way possible to uphold the organizations strategic goals and vision.

I would like to express my heartfelt appreciation to the Board, my colleagues, and our entire team for their trust, collaboration, and support throughout my tenure. I am confident that SBRPA is well-positioned for continued success, and I look forward to seeing its future accomplishments. Thank you once again for the privilege of leading this extraordinary organization. I leave with nothing but admiration for the company, its people, and the incredible journey we have shared.

With sincere gratitude,

Laura Bode
Laura Bode
Executive Director
Santa Barbara Rental Property Association

REMEMBERING LAURA'S TIME WITH SBRPA



SBRPA led fundraising efforts for Santa Barbara's Transition House when Laura conceived and started SBRPA's annual Golf Tournament in 2016. She also created our current logo, revamped the magazine, and created the Santa Barbara Renter's Guide for Landlords & Tenants.

Here's a collage of photos of Laura at various meetings and events over the years.



Housing Authority of the City of Santa Barbara

NOTICE OF CHANGES TO SECTION 8 VOUCHER PROGRAM



HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

808 Laguna Street, Santa Barbara CA 93101

Phone (805) 965 – 1071 • Fax (805) 564 – 7041 • TTY English (866) 660 – 4288 • TTY Spanish (866) 288 – 1311 • info@hacsb.org • www.hacsb.org

March 18, 2025

RE: NOTICE OF CHANGES TO THE HOUSING AUTHORITY'S SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Dear Section 8 Housing Choice Voucher Participants, Applicants, Landlords, and Community Partners:

The purpose of this letter is to inform you of immediate changes to the administration of the Section 8 Housing Choice Voucher Program ("the Program"), and to outline how these changes will affect landlords, applicants, and participants.

As you may know, on March 14, 2025, Congress approved a Continuing Resolution that established funding of federal programs through September 30, 2025. While this Resolution increased the Section 8 Housing Assistance Payment Renewals by \$3.64 billion, many Housing Authorities, including our agency, continue to forecast a budget shortfall for the program during the 2025 calendar year due to increased per unit housing costs for the Housing Assistance Payments. ***Due to this budget shortfall issue, our agency will work to ensure all currently utilized vouchers remain funded by shrinking the program size through attrition. That is, we will not be reissuing allocated vouchers for the foreseeable future until such time as the agency brings the level of issued-leased vouchers in alignment with the funding allocated by Congress.***

Service and sustained rental assistance remain our first priority, but due to the projected funding shortfall we must implement cost-saving measures. Despite temporarily pausing the issuance of new vouchers, ***we do not anticipate canceling any existing Housing Assistance Payment Contracts, nor do we expect to pull any vouchers from households currently assisted.***

What this means to you as a landlord, participant, or applicant household:

Due to the above-mentioned budget issues, we are, as required by the Federal Department of Housing and Urban Development (HUD), making the following changes to the Program effective immediately:

- We have stopped issuing new vouchers, and it is unknown when we will be able to resume issuing vouchers. This means that applicants on our Section 8 waiting list will have a longer wait.
- Our ability to approve rent increases will be constrained. We are asking landlords to work with our agency in finding a rent that will hopefully be reasonable for both HACSB and the landlord.
- Moves for program participants that will result in a higher Housing Assistance Payment will be limited to only those required as a reasonable accommodation.
- For moves that are approved, there will be no double subsidy paid by HACSB for overlapping rentals. Participants will be fully responsible for any overlap in subsidy.

We understand the significant impact these measures will have on our community, especially for those families awaiting housing assistance. These decisions were not made lightly but are necessary to maintain housing stability for those families currently receiving assistance.

Page 2
Housing Choice Voucher (HCV)/Section 8 Notice
March 18, 2025

Your understanding and cooperation are appreciated during these challenging times. Our commitment to serving our community remains strong, and we will keep you informed about any developments regarding funding and policy changes affecting the Housing Choice Voucher program.

If you have questions about this notice, please contact your assigned HACSB case manager by telephone or email. Our main phone number is (805) 965-1071. You may also access staff email addresses from our staff roster on our website at www.hacsb.org.

Sincerely,

HOUSING AUTHORITY OF THE
CITY OF SANTA BARBARA



ROB FREDERICKS
Executive Director/CEO

cc: Housing Authority Staff and Board of Commissioners

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NAA Q3 Events



National Apartment Association



Apartmentalize

Wed-Fri, June 11-13, 2025 | Las Vegas, NV

Apartmentalize provides countless chances to converse with the best in the industry through interactive activities, the NAA Exposition and structured networking events.

Welcome Reception, Wednesday, June 11

Kick off 2025 Apartmentalize by enjoying snacks and beverages while networking with fellow attendees and suppliers at the Welcome Reception.

NAA Exposition, Thursday-Friday, June 12-13

The NAA Exposition brings together the rental industry's top management professionals and suppliers eager to network, share ideas and the latest products and services. The Exposition will feature:

Expo Eats: Grab a complimentary lunch on Thursday and Friday.

Express Education: Two stages featuring 30-minute interactive sessions that include quick digestible content, easily applied takeaways, Q&A and storytelling.

NSC Lounge: Learn more about the companies who are members of NAA's National Suppliers Council.

NAA's Excellence Awards, or Excels, recognize excellence and leadership in the rental housing industry. Excels celebrate communities, industry professionals and affiliated apartment associations who make unique contributions to the industry. For the winners, receiving an Excels award represents milestones and outstanding achievement.

Make sure to check out the **Affinity Group Pavilion**, where members representing the diversity of communities within the industry are waiting to engage with you! For more about Apartmentalize, go to:

<https://naahq.org/apartmentalize/>



Rental Housing Advocacy & Legal Summit (RHALS)

Wed-Fri, July 30-August 1, 2025 | Denver CO

The 2025 Rental Housing Advocacy and Legal Summit (RHALS), formerly Government Affairs Roundtable (GART) and Legal Symposium, is NAA's event that connects and educates government affairs professionals and volunteers while discussing pressing rental housing industry issues happening all over the country.

RHALS offers attorneys an opportunity to earn CLE credits while discussing the trends, threats and challenges facing the rental housing industry. It is a must-attend event for all industry professionals seeking to stay informed and prepared to contend with the ever-evolving world of rental housing law and regulation.

Programming for RHALS is designed specifically for governmental affairs professionals, affiliate volunteers and legal professionals. Therefore, registration is limited and NAA reserves the right to reject registration of anyone that does not meet the criteria. Registration for suppliers is available to event sponsors only. Contact sponsorship@naahq.org if interested in sponsorship.

Registration Fee:

Affiliate: \$499

Attorney/Others: \$599

Registration fee includes: Access to all General Sessions*, Educations* and Wednesday Welcome Reception. Breakfast will be provided Wednesday, Thursday and Friday*. Lunch will be provided on Wednesday only.

For more information about RHALS, go to:

<https://naahq.org/rhals>

Business Partner Directory

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.



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Coastal Housing Partnership Rental Listing Site

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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/>

Business Partners can submit articles of interest to the magazine and will be offered a discount on magazine advertisements. To join, go to <https://www.sbrpa.org/business-partner-directory> for an online application, or call the office for an application at (805) 687-7007 or email admin@sbrpa.org. For more information about Business Partners, contact Lori Zahn, Chair, SBRPA Business Partnerships, (805) 451-2712.



Sol Wave Water

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Welcome to Sol Wave Water. With over 28 years of experience in all facets of the "water world", we know our industry and the local water. Our mission is to provide you with the best solutions to your water issues: dingy laundry, fizzy hair, spotty glasses and dishes, longevity for your water-using appliances and ease of mind.

We offer a full line of equipment for sale as well as rentals, 5-gallon bottle delivery, water vending machines, and demo units. If you already have a system, we offer service and maintenance plans including the delivery of salt and potassium. Locally owned and operated. Sol Wave Water delivers to your home or office. Now offering bottled water in Santa Barbara, Montecito, Santa Ynez Valley and Ventura County! For more info: <https://solwavewater.com/>



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Rental Owner Updates

CHEAP FLOORING - PAPER BAG FLOORS

Landlords often look for inexpensive or cheap ideas when maintaining and fixing up their rentals, especially rental owners with C class properties. Here's a somewhat different idea for flooring shared recently by a rental owner.

"I have primarily "C" level places with several being mobile homes. I allow both animals (dogs and cats) and smoking in my places. The reasoning being that I've found that low-end residents, about 80 percent plus, both smoke and have pets. If I say no to these things then I've already reduced the potential number of renters by 80%. . .

I've found that they are pretty hard on floors too. So no rugs, no fancy click-lock planks. And since prices have been going up in the last 2 years, it's getting expensive to replace the floors from pet urine, ground-in dirt, cigarette burns, etc.

So I'm moving to what is called 'paper bag floors'. This uses standard brown paper bags from the grocery store and some glue/bonder (sold by the gallon, it's like Elmer's glue) to put the bags down. Just tear them into different sizes, one layer thick, glue them down, and cover with polyurethane. Doesn't look too bad. Also, if damaged, just tear up another bag, glue it over the bad spot, add more poly and that's it.

– Richard, MI



Someone posted this idea a few years ago. Intriguing, but time- consuming, and the cost of poly these days--sheesh!

image: ajarts.com

I do have one house where the walk-up attic has plywood sheets for flooring, butted up tight against one another. I put three coats of poly on them and called it good. It's been used as a bedroom for two years now, no complaints.

– Robin, WI

I really thought you were joking at first! But wow - what a concept. There is a bookstore in Decatur, GA that lined their entire (concrete) floor with pennies. I think it's the quality of the polyurethane that gives any of those materials lasting power (but how flammable is it?)

– jawja, GA



Plywood & polished concrete flooring – images: Pinterest.com

Reminds me of Brad 20K's "tiger room".... plywood, a little stain (maybe? maybe not?) and a layer of poly over the top. The natural grains in the plywood give the room a striped appearance.

Sealed concrete the probably the best flooring choice for a low end rental, but baring that.... the paper bag and poly or just plywood and poly are probably the best. Cheap, easy and cheap to install.

– S i d, MO

MILEAGE TRACKING APP

Anyone here use a mileage tracking app? I'm buying a truck that will be used for several businesses and I think the best way to write off expenses is dividing up the mileages. If there was an app that could track several businesses and mileage, that would be a big help.

– NE, PA

MileIQ is very good! It will track your miles per trip per day and you can assign it to categories and properties and such.

–WMH, NC

NOTE: MileIQ used to be free but currently costs \$59/year per account with possible price increase coming.



I use Everlance. It does a fairly decent job. You must keep in running in the background to catch all the trips. It is not perfect but I have felt it probably worth the fee for a couple of years now. \$60.

– Lucy, IN

NOTE: Everlance was also initially a free app, but now charges a monthly fee of \$7.99 or \$59.99/year.



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CHEAP, EFFECTIVE MARKETING

Some folks have expressed a desire to market empty rental homes that they have in a cheap and effective way. One landlord wanted to share an idea he implemented that works.

He couples three techniques into one business practice. He shares the idea below. It's not about just getting pizza to see your home, it's about creating a "Wow" factor and separating yourself from the competition.

"Free Pizza Helps Fill My Vacancies"

"On the refrigerator, I have a magnet with a sticker on it. (right).

I offer a move-in special when I want to offer perceived improved value. I partner up with the local pizza shop and give a certificate for a small cheese pizza for move-in day.

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The pizza shop also provides me with magnets where I have their menu hanging from the fridge. A small cheese pizza doesn't go far, so the pizza shop gets the free pizza order and they make their money where they do best: selling the topping and additional pies.

Hopefully someone can implement this. Why do I like it? You should know who your great residents are and their referrals tend to also be very trainable."



– RayN, PA

The chip clip is another promotional item that doesn't get thrown out often.

– Sisco, MO

At one point i had tenants saying they lost my number,i had a bunch of magnets made up and i never heard that again.

– Ken, NY



DO YOU LET RESIDENTS PAINT?

The landlord has a good resident who requested to paint the bedroom (one room only). The landlord wrote:

"The resident would be responsible for cost of materials and labor but I have one condition: I have final approval of paint color. I'm interested in hearing pros & cons to allowing this."

Do they have any experience painting? They will paint your trim and your door and all the hardware. . . No. They can pay for the paint and your painter will paint it, you pick the brand of paint and the color. . . No. No. No.

– Plenty, MO

If they're good tenants, I'll pay a painter to do it for them. After all, it's my place and I want it done properly.

– Jason, VA

This just came up yesterday. I had a tenant ask to paint a part of one room. He's been in the place for at least 8 years.

I base my decision on the tenant. Mostly the people I rent to are great. If I have known them for some time and I figure I will probably be painting again after they leave then I don't have an issue with it.

My condition is always the same. Before they leave, they return whatever area they paint to it's original color.

– JS, CA

Sure, I just need an extra \$500 repaint deposit to change it back if they do a bad job.

The above sentence is how to say "No" while saying "Yes." They either won't have the \$500 or won't want to give it to you.

– S i d, MO

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Proposed SB Tenant Right to Return Rule Intended to Help Tenants, but What Will the Actual Consequences Be?

The Santa Barbara City Council has proposed new rules that affect landlords and tenants after renovations made by the property owner. The proposal asserts that after a tenant has been evicted by property renovations, property owners cannot raise rent by more than 10%. Offers must start at the original price, plus 5% and the cost of living according to the Consumer Price Index, but still not more than 10%. It does not matter how much was spent on the repairs. The proposal also requires a third-party contractor with certification from the State License Board to affirm the eviction of the tenant due to safety concerns. Additionally, a "cooling-off period" is planned that disallows any renovations or demolitions for at least one year after acquiring a property of five units or more.

Opponents argue these restrictions disincentivize property owners from renovating their properties. Upgrades and tenant choice to rent better units will be a thing of the past.



Image: Noozhawk.com

Goleta's Recommendations for Short-Term Vacation Rentals

The Goleta planning commission recently recommended adopting an ordinance that would regulate short-term vacation rentals. The commission plans to review limiting the number of rentals, restricting rentals to owner occupied properties only, implementing a waiting period, and discouraging property owners from evicting tenants in favor of vacation rentals.

In Goleta, there were \$245,856 of transient occu-

pancy taxes total generated from 51 active short-term rentals in August of 2024. Now, there are only 24 active, 84 inactive, and 24 pending permits this year, showing that permit owners have chosen not to renew since last August.

400 Housing Units Added in SB County in 2024

The Santa Barbara County Planning Commission presented their annual report detailing the housing units added in the north and south regions of the county in 2024. There were 290 units added in the south county which consisted of 125 accessory dwelling units, 80 single-family homes, 11 manufactured homes, three agricultural employee dwellings, and structures that made up 71 units of duplex, triplex, and a multiple-family dwelling. The north region added 110 units: 94 accessory dwelling units, 12 single family homes, three manufactured homes, and one agricultural employee dwelling.

The south nearly doubled the number of units they added from 2023 to 2024. The north, however, added 47 less units when compared from 2023 to 2024.

Unless changes occur, Santa Barbara County is required to add 4,142 new dwellings by 2031 as part of the State mandated Regional Housing Needs Allocation.

California Finds Itself in Energy Crisis After Failed Green Energy Policies



Oil company British Petroleum's CEO Murray Auchincloss has begun reversing on the efforts and investments BP put into green energy. The CEO indicated BP's optimism on the transition to clean, renewable energy was misplaced. The company will cut their investments in renewable energy in California by over half.

Environmental Protection Agency Bloated

EPA administrator Lee Zeldin discovered that 65% of the EPA's budget can be cut, citing \$20 billion of fraudulent spending found in recent years. Zeldin claims that a big increase spent by the past administration was for unneeded grants and payments to unaccountable NGO's.

Continued on page 39

The Next Ice Age is Coming...

Researchers at UC Santa Barbara, with combined efforts from international researchers, have used various new variables to determine that Earth's next ice age will appear in roughly 10,000 years. The team was able to base their findings on small changes in the earth's orbit of the sun, matching changes of the size of ice sheets on land and the temperature of the ocean, small variations in the cycle of earth's orbit, the angle of earth's tilt, and the axial precession or "wobble" of the earth.

The team solved the difficulty of determining which of the planet's parameters were the most crucial to making the prediction. Overall, the research shows that we are currently in a stable, interglacial period known as the Holocene. The researchers were able to determine a predictable pattern dating back nearly a million years, absent of greenhouse gases.

These predictions will greatly help how researchers are able to make decisions regarding the future of greenhouse gas emissions and "climate change".

SB Unified School District's Failed "Diversity, Equity, and Inclusion" Program

Recently, the U.S. Department of Education sent a letter to all school districts, including the Santa Barbara Unified School District, denouncing discrimination based on race and natural origin. The letter, meant to directly reject the "diversity, equity, and inclusion" or "DEI" programs such as the one instituted by the district, was ignored by district board President Gabe Escobedo, who claimed the letter was a mere fear mongering tactic.

The seven years following the start of the program was an overall failure. The district saw no changes in the educational gaps. In fact, there were more racist incidents reported by students and staff across the district.

Despite this, the school district and its leaders continue to promote the failed ideology and program.

Tri-County Produce on South Milpas to Close and Become Apartments

After first opening in 1966 as a wholesale distributor, the landmark and popular produce store Tri-County Produce will be closed by the end of April. The store, which became a farmers' market in 1976, has been offering fresh and local crops and goods to the residents of Santa Barbara and all around. In 1985, when the store was purchased by father-son duo Jim and John Dixon, the selections of the market grew to include more natural foods, meats, and alcoholic beverages.



Image: sitelinesb.com

As son John Dixon enters his mid-sixties, he believed it was time for him to move on to retirement. He recently sold portions of the land to developers and investors to create more housing in the Santa Barbara area. The development plan includes 10 studios, 18 one-bedroom, and 25 two-bedroom units in a pre-existing, four-story building on the store's property.

Neighbors of Carpinteria Cannabis Farm Eligible to Seek Collective Damages

Santa Barbara Superior Court Judge Thomas Anderle ruled that neighbors who live in a one-mile radius of cannabis harvesting plant Valley Crest Farms are eligible to collectively seek damages. This is due to the odor produced by the farm that neighbors have complained about daily. Homeowners must show how Valley Crest Farm's production has affected the enjoyment and value of their property to qualify for damages. There are around 100 homes within a one-mile radius of the farm.

Plaintiffs are pushing for the farm to install "scrubbers", or carbon filtration systems. These systems are expensive yet are shown to be effective at eliminating much of the smell before it leaves the greenhouse. If the case does not get settled, jury trial has been scheduled for March 5, 2026.

The county Board of Supervisors have shown interest in prioritizing these scrubbers be mandated for all cannabis greenhouse operations in Carpinteria. Growers would have one year to adjust to the change.



Image: Independent.com

[Ed NOTE: On 3-18-2025, the Santa Barbara County Board of Supervisors voted to require carbon scrubbers for operators throughout the county.]

More Building Projects Proposed in Isla Vista

As the ever-lasting issue of housing persists in Isla Vista, the Santa Barbara County Planning Commission decided to revisit property management company Ed St. George's 16-unit apartment buildings proposition located on El Sueno Road. The plan in-

cludes a trio of three-story apartment buildings, each with three-bedroom apartments: seven in one building, six in the next, and three in the third. Two will be extremely low-income units and two others will be moderate income units. The addition of low-income units allows the developers to increase the density of their plan.

The lot currently holds a family within a single- and two-story home built in 1913 with .65 acres of land. Onsite parking is not required. The proposition presents problems to the neighbors in the area. Already, Isla Vista has a parking problem. The town is constantly over its parking capacity, yet this project would only bring more chaos over the issue. Future residents will be required to find spots on the street for their car.

Due to the State's Housing Accountability Act, the commission is unable to deny St. George's project due to its emphasis on affordable housing. The development may be rejected only if it presents major health or safety concerns to the public.

Is it time yet to elect better state representatives?

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



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AB 246

([Bryan D](#)) Residential rent: County of Los Angeles.

Current Text: Amended: 3/5/2025 [html](#) [pdf](#)

Current Analysis: 03/12/2025 [Assembly Floor Analysis \(text 3/5/2025\)](#)

Last Amend: 3/5/2025

Status: 3/6/2025-Read second time. Ordered to third reading.

Location: 3/6/2025-A. THIRD READING

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

Calendar: 3/17/2025 #4 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS

Summary: The Costa-Hawkins Rental Housing Act, among other things, authorizes an owner of residential real property to establish initial and subsequent rental rates for a dwelling or unit that meets specified conditions, subject to certain exceptions. Current law, until January 1, 2030, prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate, as specified, for a dwelling or a unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months before the effective date of the increase, subject to specified conditions. This bill, notwithstanding any other law, would prohibit an owner of residential real property from charging a rental rate for a dwelling or a unit that had a tenant in lawful possession of the residential real property on or before January 7, 2025, and is located in the County of Los Angeles in excess of the rental rate for the dwelling or unit charged on January 7, 2025, except as specified. The bill would remain in effect until March 1, 2026, and would be repealed as of that date.

Position **Priority**
Oppose 1

Notes: On CBPA coalition letter

AB 311

([McKinnor D](#)) Dwelling units: persons at risk of homelessness.

Current Text: Introduced: 1/23/2025 [html](#) [pdf](#)

Current Analysis: 03/05/2025 [Assembly Floor Analysis \(text 1/23/2025\)](#)

Status: 3/5/2025-Read second time. Ordered to third reading.

Location: 3/5/2025-A. THIRD READING

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

Calendar: 3/17/2025 #3 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS

Summary: Prior law, until January 1, 2024, authorized a tenant to temporarily permit the occupancy of their dwelling unit by a person who is at risk of homelessness, as defined, regardless of the terms of the lease or rental agreement, with the written approval of the owner or landlord of the property, and subject to extension under certain circumstances. Prior law further authorized an owner or landlord to

adjust the rent payable under the lease during the time the person who is at risk of homelessness is occupying the dwelling unit, as compensation for the occupancy of that person, and required the terms regarding the rent payable in those circumstances to be agreed to in writing by the owner or landlord and the tenant. This bill, until January 1, 2031, would reinstate the above-described provisions, and would include certain new provisions regarding occupancy. The bill would additionally define "person at risk of homelessness" to include any person who is displaced from their residence as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor. The bill, among other things, would permit a tenant, with written approval of the owner or landlord, 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 the person.

Position **Priority**
Support 1

Notes: Fact Sheet - https://drive.google.com/file/d/1bn1fEoWfhcfoxZMA86tO_WEVkhE0F8RS/view

AB 380

(González, Mark D) Price gouging.

Current Text: Amended: 3/12/2025 [html](#) [pdf](#)

Current Analysis: 03/10/2025 [Assembly Public Safety \(text 3/4/2025\)](#)

Last Amend: 3/12/2025

Status: 3/13/2025-Re-referred to Com. on APPR.

Location: 3/11/2025-A. APPR.

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

Summary: Under current law, upon the proclamation of a state of emergency by the President of the United States or the Governor, or upon the declaration of a local emergency by the executive officer of any county, city, or city and county, and for 30 days or 180 days, as specified, following the proclamation or declaration of emergency, it is a misdemeanor, punishable by up to one year in county jail, a fine of \$10,000, or both that imprisonment and fine, for a person, contractor, business, or other entity to sell or offer to sell certain goods or services for a price of more than 10% greater than the price charged by that person immediately prior to the proclamation or declaration of emergency. This bill would instead make that misdemeanor applicable for the duration of that proclamation or declaration and would, for an entity or person other than a natural person, make that misdemeanor punishable by a fine of \$25,000.

Position **Priority**
1

([Pellerin D](#)) Residential tenancies: return of security.

Current Text: Amended: 3/12/2025 [html](#) [pdf](#)
Current Analysis: 03/08/2025 [Assembly Judiciary \(text 2/4/2025\)](#)
Last Amend: 3/12/2025

Status: 3/13/2025-Read second time. Ordered to third reading.

Location: 3/13/2025-A. CONSENT CALENDAR

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

Calendar: 3/17/2025 #15 ASSEMBLY CONSENT CALENDAR 1ST DAY-ASSEMBLY BILLS

Summary: Current law regulates the terms and conditions of residential tenancies, including generally limiting the amount of security that a landlord may demand or receive to an amount or value equivalent to one month's rent, as provided, and allowing a landlord to claim of the security only those amounts as are reasonably necessary for specified purposes. Current law defines a security for these purposes as any payment, fee, deposit, or charge, including any payment, fee, deposit, or charge, except as specified, that is imposed at a tenancy's beginning to reimburse a landlord for costs associated with processing a new tenant or that is imposed as an advance payment of rent, used for any purpose. Current law requires a landlord to provide a tenant a copy of an itemized statement, as specified, and return the security's remaining portion to the tenant by personal delivery or by first-class mail, postage prepaid, no later than 21 calendar days after the tenant has vacated the premises, as specified. Current law authorizes a landlord and tenant to mutually agree to have the landlord deposit electronically the security's remaining portion to a bank account or other financial institution designated by the tenant or provide a copy of the itemized statement to an email account provided by the tenant. This bill would revise these provisions to generally require the landlord to return the security by personal delivery or by check made payable to the tenant. If the landlord received the security or rental payments from the tenant electronically, the bill would instead require the tenant to return the remainder of the security electronically, as specified, unless the landlord and tenant designated another method of return, by written agreement.

Position	Priority
Oppose	1

([McKinnor D](#)) Hiring of real property: dwellings: untenability.

Current Text: Introduced: 2/13/2025 [html](#) [pdf](#)

Status: 3/3/2025-Referred to Com. on JUD.

Location: 3/3/2025-A. JUD.

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

Calendar: 3/25/2025 8 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, KALRA, ASH, Chair

Summary: Current law requires that any building with a dwelling unit 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.

Position **Priority**
Oppose 1

AB 1414

(Ransom D) Landlord-tenant: internet service provider subscriptions.

Current Text: Amended: 3/13/2025 [html](#) [pdf](#)

Last Amend: 3/13/2025

Status: 3/13/2025-Referred to Com. on JUD. From committee chair, with author's amendments: Amend, and re-refer to Com. on JUD. Read second time and amended.

Location: 3/13/2025-A. JUD.

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

Summary: Current law governs the obligations of tenants and landlords. Current law authorizes a tenant to deduct the payment made to a public utility or publicly owned utility or a district from the rent, as specified. This bill would prohibit a landlord from requiring a tenant to subscribe to a specific internet service provider. If the landlord violates that provision, the bill would authorize the tenant to deduct the cost of the subscription from the rent.

Position **Priority**
Oppose 1

SB 381

(Wahab D) Residential rental properties: fees.

Current Text: Introduced: 2/14/2025 [html](#) [pdf](#)

Status: 2/26/2025-Referred to Coms. on JUD. and APPR.

Location: 2/26/2025-S. JUD.

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

Summary: Would enact the Fair Rental Act of 2025. The bill would prohibit a landlord or their agent from charging certain fees, including, any fee that is not specified in the rental agreement, a processing fee, including a convenience fee or a check cashing fee, for the payment of rent or any other fees or deposits, or a fee for a tenant to own a household pet. The bill would also prohibit a landlord or their agent from charging a late fee for the late payment of rent that is more than 2% of the monthly rental rate, and would prohibit the late fee from being charged unless the rent is overdue

by 7 days or more. Under the bill, if a landlord or their agent charges and collects a fee from a tenant that is not authorized by law, the landlord or their agent would be liable to the tenant in a civil action for the cost of the fee, plus 5% interest compounded daily from the date the fee was collected.

Position **Priority**
1

SB 436

(Wahab D) Unlawful detainer: right to redeem tenancy.

Current Text: Introduced: 2/18/2025 [html](#) [pdf](#)

Status: 2/26/2025-Referred to Com. on JUD.

Location: 2/26/2025-S. JUD.

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

Summary: Current law prescribes summary procedures for actions to obtain possession of real property. Current law authorizes a landlord to serve a notice of termination of tenancy on a tenant who is in default in the payment of rent. The notice must permit the tenant at least 3 days, excluding weekends and judicial holidays, to pay the amount that is in default and due. If the tenant does not pay the amount stated in the 3-day notice to pay rent or quit after its expiration, the landlord may file a complaint for unlawful detainer against the tenant to obtain possession of the premises. In such a summary proceeding, the court has discretion to relieve a tenant against forfeiture of their lease or rental agreement and restore the tenant to their former estate or tenancy. To seek such discretionary relief, the tenant must, among other things, make a showing of hardship and pay the full amount of rent due. This bill would require a court presiding over an unlawful detainer action to restore a residential tenant to their former estate or tenancy if the tenant: (1) pays the full amount of rent in arrears, as specified, or (2) submits documentation of approval for rental assistance funds in an amount that would cover the full amount of rent in arrears. The bill would not require a tenant to make a showing of hardship to obtain this relief. The bill would allow a residential tenant seeking this relief to tender payment or submit required documentation to the landlord, the landlord's designated agent, or the court. If the tenant tenders such payment or submits required documentation before entry of judgment, the bill would require the plaintiff to request dismissal of the action against the tenant with prejudice. If the plaintiff fails to do so, the bill would require the court to dismiss the action upon receiving evidence that the tenant tendered such payment or submitted the required documentation. If the tenant tenders payment or submits required documentation after entry of judgment, but before restoration of the premises to the landlord, the bill would require the court to relieve the tenant against forfeiture of the lease according to specified procedures, set aside the judgment against all defendants in the action, and restore the tenant to their former estate or tenancy.

Position **Priority**
Oppose 1

SB 448

(Umberg D) Trespassing: removal of trespassers on residential property.

Current Text: Introduced: 2/18/2025 [html](#) [pdf](#)

Status: 2/26/2025-Referred to Coms. on PUB. S. and JUD.

Location: 2/26/2025-S. PUB. S.

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

Summary: Current law prohibits the tenant of a property to remain on a property after the lawful termination of a lease agreement, as specified. Existing law prescribes a procedure for obtaining a judgment against such a tenant and for effecting the eviction of that tenant. Current law prohibits entering or occupying real property or structures without the consent of the owner. This bill would define a squatter as somebody who unlawfully enters and remains in a residential property and, upon request, refuses to leave or falsely claims a legal right of possession. This bill would prescribe a procedure for the notice and removal of a squatter by a local law enforcement agency. The bill would authorize a property owner or their agent to serve a demand to vacate, as specified, upon a squatter. The bill would authorize the owner or agent, after service of the demand, to submit a request, signed under penalty of perjury, to the local law enforcement agency with primary jurisdiction where the property is located, as specified.

Position	Priority
Sponsor	1

SB 522

(Wahab D) Housing: tenant protections: rent control.

Current Text: Introduced: 2/19/2025 [html](#) [pdf](#)

Status: 2/20/2025-From printer. May be acted upon on or after March 22.

Location: 2/19/2025-S. RLS.

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

Summary: The Tenant Protection Act of 2019, prohibits, until January 1, 2030, an owner of residential real property from terminating the tenancy of certain tenants without just cause, either at-fault or no-fault of the tenant. The act, until January 1, 2030, also prohibits an owner of residential real property from increasing the gross rental rate for a dwelling or unit more than 5% plus the percentage change in the cost of living, as defined, or 10%, whichever is lower, of the lowest gross rental rate charged for the immediately preceding 12 months, subject to specified conditions. The act exempts certain types of residential real properties or residential circumstances from these provisions, including, among others, housing that has been issued a certificate of occupancy within the previous 15 years. This bill would exclude housing built to replace a previous housing unit that was substantially damaged or destroyed by a disaster, as defined, and was issued a certificate of occupancy before that housing unit was substantially damaged or destroyed, from the above-described exemption from the just cause requirements and rental increase limits.

Position	Priority
Oppose	1

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