

May 2025

SANTA BARBARA
RENTAL PROPERTY

news

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

Learn about CalRHA's sponsored
Trespassing Response & Remedies Act
SB 448 - Umberg



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123 West Padre Street, Suite D
Santa Barbara, CA 93105

Office Hours:
Open but please call for
an appointment

www.sbrpa.org
Phone: (805) 687-7007
Fax: (805) 687-9708

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May 2025

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President's Message

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



Just when you thought it was safe to go back in the water.....

The Legislature is making laws that are destroying the rental property business and adversely affecting the tenants that these lawmakers purport to assist.

How can a housing provider offer reasonably priced housing when the new laws squeeze the Mom and Pop landlords out of the business with price limitations and such onerous demands that they are forced to sell? When the new buyer purchases the real property, they either live there themselves or have to pay higher property taxes due to the re-assessment based on the sale; pay higher interest rates because interest rates have increased; pay higher insurance rates because insurance has increased in price and the cost of the new priced home is more expensive to insure. Or, the rental properties are bought up by conglomerate REITs possibly from other areas of the country.

Think about it. It does not work.

I know of several people who have sold. I know of several people who have purchased with a specific purpose in mind such as a condominium for their son or daughter who will be studying at UCSB in a year or so. They had in mind renting out that property until their son or daughter was ready to move in but when they saw all of the local rules, all the local relocation payments and all the potential risks and penalties, they simply decided to leave the properties vacant until their child was ready to move in. There was a loss of a home for someone but the local and state lawmakers have created this problem.

The latest onslaught to housing providers is that Assembly Member Ash Kalra has introduced AB1157.

The state-wide rent cap is currently 5% plus CPI or 10% whichever is less. This Assembly Bill would reduce that amount by 50% or more. AB1157 seeks to **limit rent increases STATE-WIDE TO THE LESSER OF 2% PLUS CPI OR 5%.**

MOREOVER, AB1157 would no longer allow exemptions for single-family homes, condominiums and ADU's. Thus, ALL RENTAL UNITS would have a cap of 2% plus CPI.

This is an attempted "end run" around the exemptions currently offered by the Costa-Hawkins Rental Housing Act since 1995 which was defeated by the voters last Fall as Prop. 33.

This Assembly Bill also eliminates the current sunset date of 2030 and makes AB1482 never ending.

Well, don't let them get the same legislation through in this manner.

Let the Legislators know that after several years of COVID-era regulations, housing providers have been severely, financially harmed with hundreds of thousands of dollars in uncollected, past due rent. In addition to the harm caused by COVID to housing providers through the loss of their own jobs and family crises, they were demanded to shoulder the burden of their tenants not paying rent and still being allowed to remain in their housing.

Lowering rent caps in the face of rapidly rising costs will further harm the housing industry and REDUCE the availability of housing. The California insurance crisis has doubled or tripled the cost of insurance. That, along with government mandated balcony inspections, seismic retrofitting, waste diversion rates, cost of maintaining the aging housing stock, and more and more mandates has increased cost of providing housing across the board.

Do you see credit card companies being mandated to reduce their interest rates?

Do you see restaurants being forced to provide free or reduced rate restaurant meals?

Do you see insurance companies being forced to reduce their rates?

Do you see grocery stores being forced to provide free or reduced rate food?

Why is the housing industry being forced to provide virtually free housing?

Many Mom and Pop owners struggled their entire lives to buy one rental property scheduled to provide a supplement to Social Security in their old age. This is being cruelly ripped away from them.

This Assembly Bill is the same as Prop 33. Don't be fooled. Don't let this slip by thinking that this is just another innocent Bill. It's NOT.

Take the time to do something now before it is too late.

As a reminder, this is the calendar for the rest of this Legislative year:

May 2nd - Policy Committee Deadline for Fiscal Bills

Continued on page 7

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President's Messge *from page 5*

May 9th - Policy Committee Deadline for Nonfiscal 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.

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

Sincerely,

Betty L. Jeppesen

President

Have News to Share?

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



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SBRPA Calendar



SBRPA no May events scheduled



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 or call 805-687-7007

may 2025

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11 <i>Mother's Day</i>	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26 <i>Memorial Day</i>	27	28	29	30	31



Upcoming Events

Apartmentalize

Wednesday-Friday, June 11-13, 2025

Las Vegas Convention Center | Las Vegas, NV

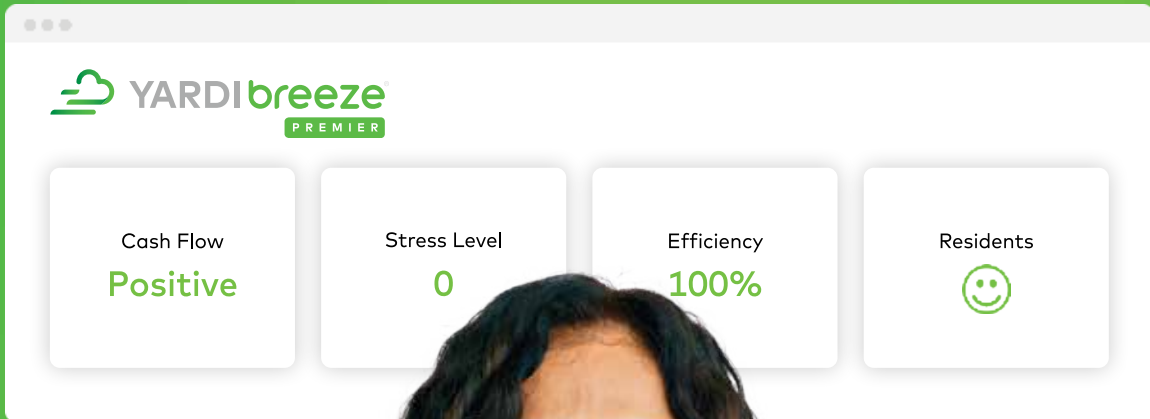
Apartmentalize provides countless chances to converse with the best in the industry through interactive activities, the NAA Exposition and structured networking events. See page 29 for more info.

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.





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CalRHA Legislative Updates

Kate Bell, KateBellStrategies.com



April 2025

Legislative Update

The California State Capitol has experienced a period of heightened legislative activity in recent weeks. Numerous bills have undergone hearings in policy committees, and budget subcommittees have conducted sessions in anticipation of the forthcoming May Revision to the state budget. The Legislature is currently observing its one-week Legislative Spring Recess and is scheduled to reconvene on April 21st.

Senate Bill 448 (Umberg/ D-Santa Ana) Squatter Removal,

sponsored by CalRHA, which aims to address the issue of trespassers/squatters on rental property and their removal by law enforcement, was successfully passed by the Senate Public Safety Committee on SB 448 defines a squatter as an individual who unlawfully enters and remains in a residential property and, upon request, refuses to vacate or falsely claims a legal right of possession. This legislation would establish a procedure for notification utilizing an SB 602 form and the removal of a squatter by a local law enforcement agency. SB 448 is scheduled for its next hearing in the Senate Judiciary Committee on April 29th. The bill has garnered support from a broad coalition, including law enforcement, the Realtors, and tribal organizations.



*CA Senator
Tom Umberg*

A newly prioritized legislative measure, **Assembly Bill 1157 (Kalra/D, San Jose) Just Cause and Rent Caps**, has emerged, representing a substantive amendment that would significantly alter the existing just cause and rent cap provisions established under AB 1482, the Tenant Protection Act of 2019. AB1157,



*CA Assembly
Ash Kalra*

introduced on March 28th, proposes to amend the Tenant Protection Act by reducing the state's rent

cap from 5% plus inflation or 10% (whichever is lower) to 2% plus inflation or 5% (whichever is lower). Furthermore, it seeks to eliminate a key exemption for single-family homes and condominiums from statewide rent caps and just-cause eviction requirements. The enactment of AB 1157 would remove this exemption, thereby subjecting nearly all residential properties to more stringent rent control and eviction regulations. Additionally, the bill aims to make the statewide rent and eviction controls permanent, rather than allowing them to sunset on January 1, 2030. AB 1157 is scheduled for a hearing in the Assembly Housing and Community Development Committee on April 24th.

Other updates to legislation are included below:

Assembly Bill 246 (Bryan/D, Culver City) Social Security Tenant Protection Act.

This bill was gutted and amended on April 10th. The bill would now, until January 20, 2029, enact the Social Security Tenant Protection Act of 2025, which would prohibit a court, during a declared social security benefit payment interruption, from issuing a summons on a complaint for unlawful detainer in any action that seeks possession of residential real property and that is based, in whole or in part, on nonpayment of rent or other charges, if the defendant experiences a loss of income due to the social security benefit payment interruption.



*CA Assembly
Isaac Bryan*

Furthermore, AB 246 would also require any 3 days' notice that demands payment of covered rental debt, as defined, that is served on a tenant during a declared social security benefit payment interruption to meet specified criteria, including that the notice include an unsigned copy of a declaration of social security-related financial distress and that the notice advise the tenant that the tenant will not be evicted for failure to comply with the notice if the tenant delivers a signed declaration to the landlord. AB 246 is pending a vote on the Assembly Floor.

Continued on page 13




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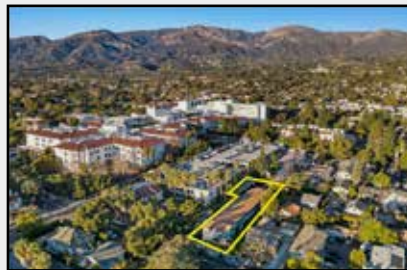
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Assembly Bill 311 (McKinnor/D, Inglewood) Dwelling Units: Persons and Risk of Homelessness.

AB 311 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 and the bill has passed to the Senate. (see page xx for the bill write-up).



CA Assembly
Tina McKinnor

Assembly Bill 414 (Pellerin/D, Santa Cruz) 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. AB 414 has passed to the Senate.



CA Assembly
Gail Pellerin

Assembly Bill 1183 (Lowenthal/D, Long Beach) Residential tenancy: habitability – inspection and right to cure.

This gut and amend came into print on March 28th. AB 1183 would authorize the landlord of a dwelling unit to elect to have an inspection performed to verify that the dwelling unit satisfies the habitability requirements described above before it is made available for hire. The bill would establish a presumption that, if the landlord has an inspection performed showing no violation of the habitability requirements, the dwelling unit meets that standard for an unspecified period of time. If a



CA Assembly
Josh Lowenthal

tenant makes the landlord aware of a dilapidation of the premises during that time, the bill would provide the landlord an unspecified period of time in which to cure or correct the dilapidation, during which period the landlord would not be deemed to be in violation of the habitability requirements described above. The bill would authorize a local agency that performs an inspection at the request of a landlord to charge the landlord a fee sufficient to cover its cost in providing the inspection. AB 1183 is set for a hearing in the Assembly Judiciary Committee on April 29th.

Assembly Bill 1248 (Haney/D, San Francisco) Rental Fees.

This gut and amend on March 24th is sponsored by the Attorney General and targets fees associated with rental properties. This bill would require, for new residential tenancies beginning on or after January 1, 2026, that a tenant only be obligated to pay rent and prescribed fees or charges, including, among other things, a security deposit and rent stabilization fees charged to a landlord and passed on to the tenant. For tenancies that began before January 1, 2026, the tenant would only be obligated to pay rent, the fees and charges described above, any fees or charges that were charged at the start of the tenancy, and fees or charges for specified utilities, including the use of a ratio utility billing system (RUBS). The bill would also require that any payment received from, or on behalf of, a tenant be applied to rent, rental debt, and any outstanding fees in a specified order, and would prohibit late fees from being charged to a tenant whose only delinquency is attributable to nonpayment or late payment of a late fee. The bill would provide that a landlord or landlord's agent who violates these provisions is liable to a tenant in a civil action for damages, including treble damages. CalRHA is opposing AB 1248 which is set for a hearing on April 22nd in the Assembly Judiciary Committee.



CA Assembly
Matt Haney

Senate Bill 381 (Wahab/D, Fremont) Residential Rental Properties: Fees.

This bill 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



CA Senate
Alisha Wahab



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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. Furthermore, the bill would prohibit a landlord or its agent from charging a fee for a parking space. Finally, SB 381 would eliminate the authority of the landlord or their agent to charge, as part of the application screening fee, the reasonable value of time spent by the landlord or their agent in obtaining information on the applicant.

Senate Bill 436 (Wahab/D, Fremont) Right to Redeem Tenancy. SB 436 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. Furthermore, the bill would require the 3-day notice to pay rent or quit, as described above, to contain a statement advising the tenant of their right to redeem their tenancy by paying or obtaining rental assistance funds to cover the specified rent in arrears. CalRHA opposes SB 436, which is set for a hearing in the Senate Judiciary on April 29th.

Senate Bill 522 (Wahab/D, Fremont) Housing: Tenant Protections. This bill excludes, from the exemption to California's just-cause eviction protections for housing issued a certificate of occupancy within the last 15 years, housing that is built to replace a housing unit substantially damaged or destroyed by a disaster, as specified. Unfortunately, SB 522 will have the unintended consequence of discouraging the reconstruction of housing destroyed by disasters. CalRHA opposes SB 522, which is pending a vote on the Senate Floor.

Senate Bill 681 (Wahab/D, Fremont) Housing. SB 681 is a gut and amend that came into print on April 10th. The bill incorporates language from SB 381 (above) and adds provisions on Seismic Retrofitting for Multifamily, planning and zoning law changes, changes to the Housing Accountability Act, and the Permit Streamlining Act. SB 681 is set for a hearing in Senate Housing on April 22nd.

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

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

4/11/25 Update

The Legislature is on Spring Recess now through next week. Attached, please find the full CalRHA bill list. Note new amendments on AB 246 and SB 681, which came into print today.

- **AB 1157 (Kalra) Just Cause/Rent Increases** - Set for a hearing on April 24th in Assembly Housing and Community Development
- **AB 1248 (Haney) Fees and Charges** - Set for a hearing on April 22nd in Assembly Judiciary
- Our sponsored bill, **SB 448 (Umberg)** - Set for a hearing on April 29th in Senate Judiciary

The following information will be posted on our website under the Resource tab:

- **SB448 Squatter Removal**, Press Release
- **AB246 Social Security Tenant Protection Act**, text of bill
- **AB311 Dwelling Units: Persons at Risk of Homelessness**, Fact Sheet
- **AB1157 Just Cause & Rent Caps**, text of bill
- **AB1183 Residential Tenancy: Habitability – Inspection and Right to Cure**, survey request.
- CalRHA List of Priority 1 Bills



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Thanks to your tremendous efforts, the Senate Public Safety Committee today unanimously approved CalRHA's sponsored Trespassing Response & Remedies Act (SB 448 - Umberg). The bill now moves to the Senate Judiciary Committee.

SB 448, THE TRESPASSING RESPONSE AND REMEDIES ACT, PASSES OUT OF THE SENATE COMMITTEE ON PUBLIC SAFETY

Backed by a Coalition of Public Safety, Housing, and Community Organizations, SB 448 aims to Protect Property Owners and Renters from Unlawful Trespassers

SACRAMENTO, Calif. – Senate Bill (SB) 448 (Umberg), also known as the Trespassing Response and Remedies Act, continues to gain momentum as it was approved today with unanimous support from the members of the Senate Public Safety Committee.

The California Rental Housing Association (CalRHA) is joined by a broad coalition of public safety organizations in thanking Senator Arreguin (D – Berkeley), Chair of the Committee on Public Safety, Committee members, and SB 448's author Senator Umberg for their leadership in advancing this critical legislation.

Over 35 organizations have supported SB 448 to date, including numerous law enforcement, public safety, housing, and community organizations. These groups recognize that unlawful trespassing can escalate into hazardous situations, putting property owners, tenants, and first responders at risk.

Public safety officials have voiced the risks posed by illegal trespassers, who often exploit legal loopholes to remain on properties unlawfully. Fire hazards, criminal activity, and unsafe living conditions are just a few of the issues we see when unauthorized occupants take over properties. SB 448 ensures that public safety agencies have the necessary tools to protect residents and prevent neighborhoods from being destabilized by unlawful trespassing. By streamlining the process for law enforcement to take action, SB 448 provides critical tools to remove unauthorized occupants and deter future trespassing.

"Illegal trespassing is not just a property rights issue—it's a public safety issue," said Senator Tom Umberg (D - Santa Ana). "We have heard from law enforcement agencies, firefighters, and other first responders who see the dangers of illegal squatting every day. This legislation provides them with a clear framework to intervene while maintaining critical protections for renters."

With illegal trespassing and squatting incidents on the rise across California, SB 448 delivers much-needed solutions to safeguard property owners and renters while reinforcing public safety.

"In the past month, we've seen overwhelming support for SB 448 from public safety leaders and organizations across the state," said Adam Pearce, President, CalRHA. "This bill is about more than protecting property rights — it's about keeping communities safe and ensuring rightful property owners can reclaim their homes efficiently and fairly. Our coalition is united in tackling this urgent issue head-on."

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NOTICE OF CHANGES:

to the Housing Authority's SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

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.

Dear Section 8 Housing Choice Voucher Landlords,

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.
- ▶ We must **strictly enforce rent reasonableness when approving rent increases**. We are asking landlords to work with our agency in finding a rent that will hopefully be reasonable for both HACSB and the landlord (see back for more information).
- ▶ 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.

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,

ROB FREDERICKS,
Executive Director/CEO
HOUSING AUTHORITY OF
THE CITY OF SANTA BARBARA

CONTACT INFORMATION

HAP Contract & Lease-Up Questions

Janett Emery, (805) 897-1082, jemery@hacsb.org

HAP, Legal Notices & Inspection Questions

Eddie Capristo, (805) 897-1039, ecapristo@hacsb.org

Housing Programs & Services Manager

Andrea Fink, (805) 897-1034, afink@hacsb.org

Continued on page 21

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We serve owners, investors and residents throughout California's Tri-Counties.

If you are interested in learning more about our property management services or any of our available rentals, please contact our team at your earliest convenience. We look forward to answering your questions and assisting you with all of your property management needs.

DMH Properties is a customer service oriented company specializing in the management of single family homes, duplexes, townhomes and multi-unit apartment buildings. With over 20 years experience we offer our services throughout the Tri-Counties.

Jerry Morales to Retire in May 2025

*"You don't stop having fun when you get old,
you get old when you stop having fun!"*

Esteemed Landlords,

After a little over fifteen years at the Housing at Authority of the City of Santa Barbara (HACSB), I have announced my retirement date of May 30, 2025. This may not be a surprise to many of you, since I have been planning this for a few years but the last fifteen years have been much more than a job. While I experienced success with my prior business, nothing has been as rewarding as working to connect clients to supportive services and quality stable housing. The HACSB team, especially those in the Housing Management and Resident Services departments have become a second family. All of the experiences and friendships gained will be part of my memories for many years to come.

Lastly but most importantly, is the trust that you, the owners and property managers have had in me. I have learned a great deal from you; I hope I have helped you just as much. Your level of contribution and cooperation is the highest compliment for our agency and housing programs. It is in part because of your participation and the competence of my colleagues that our agency is a "high performing" agency, respected all across the country.

I will send a follow-up message during my last week. Until then, my colleagues and friends Janett Emery, Eddie Capristo, and I along with the entire team will continue to be available to provide support and answer any questions.

With great appreciation,
Jerry Morales, Leasing Agent

RENT INCREASES

HACSB recently communicated the unfortunate news that many Housing Authorities, including our agency, have forecasted a budget shortfall for the end of the 2025 calendar year. The good news is that we do not anticipate having to cancel existing Housing Assistance Payment Contracts nor having to rescind vouchers for existing participating households.

HACSB will work diligently to ensure all currently utilized vouchers remain funded by implementing changes to the Section 8 program such as not reissuing vouchers as households leave the program, limiting moves for program participants that result in a higher Housing Assistance Payment, and no overlap in subsidy payments for movers.

During this shortfall period, we also ask our esteemed landlord community to assist in these efforts. We are asking landlords to work with our agency in finding a rent that will hopefully be reasonable for both HACSB and the landlord. Your continued partnership and support are appreciated now more than ever. Please reach out to us with any questions.

DO YOU HAVE A VACANCY?

HACSB has made it easier than ever to list your vacancy with us.

Simply visit www.hacsb.org/landlords/submit-rental-listing to submit your listing and we will connect you with voucher holders looking for your specific unit. *It's just one click away!*

New Smoke Alarm Regulation & Housing Legislation for 2025

There are a number of new regulations and laws that have taken effect or will take effect later in 2025. One new regulation is all smoke detectors in federally assisted housing must either be hardwired or have a sealed, 10-year non-replaceable battery, meaning they do not require battery changes for the duration of their lifespan.

For a summary of the new housing laws, visit www.hacsb.org/landlords/useful-landlord-forms

New Landlord Portal

***Have you registered for
the new Yardi Landlord Portal?***

If not, you are missing out on a great deal of information including a complete list of your tenants with tenant rent portions, inspection scheduling and results, EFT setup, caseworker information and much more! To register, follow the steps below:

- ▶ Visit the Landlord Portal website: myaccount.hacsb.org
- ▶ Scroll down to the bottom and click on 'Click here to Register'
- ▶ Enter your registration code which is made up of our agency's code 17427-L together with your vendor code. For example, if your vendor code is v0009999, your registration code would be 17427-Lv0009999.

If you don't know your vendor code, please call us!



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Coastal Housing Partnership
Kym@coastalhousing.org
805-969-1025

NAA Education Institute (NAAEI)



National Apartment Association

NAAEI Credentials. Earning a credential demonstrates your commitment to your career and gives you valuable insights and real-world skills you can use on the job. Credentials validate your knowledge and skills, enhance your credibility, boost your confidence and earn you respect among clients and peers. Following is a list of our credential offerings. Go to <https://naahq.org/naaei-credentials> to register for courses.



Whether you are a property manager or new to property management, this course provides in-depth training and expertise just for you! Earning CAM credentials gives you the skills to increase your community's net operating income; the knowledge to effectively manage an apartment community; and most importantly, the ability to achieve your property owners' investment goals. This CAM credential is available both in-person or online.

NAAEI also provides CAM Student Housing micro-credential online for CAM credential holders to learn about the distinct set of skills needed to manage student housing communities.



Maintenance expenses are the single largest controllable element in any operating budget. This course acts as an introduction for new maintenance professionals or as a refresher for the veteran employee, teaching what it takes to run a cost-effective maintenance program.

CAMT credential holders can further develop their maintenance knowledge online with two micro-credentials, CAMT+E that focuses on building energy efficiency and CAMT+L that concentrates on developing supervisory and leadership skills.



Leasing professionals are the first people prospective residents meet and are responsible for generating traffic, conducting leasing demonstrations, overcoming objections and qualifying prospective residents. This program teaches all these skills and more.



This program's curriculum emphasizes recruiting, retaining and engaging high-performing employees. You'll also learn how to analyze and report property and portfolio financial results, conduct due diligence and community takeovers and oversee management agreements.



The Specialist in Housing Credit Management (SHCM) credential helps management professionals master the complex requirements of the Low-Income Tax Credit (LIHTC) program. Affordable housing managers will learn how to communicate LIHTC regulations and processes, prepare for physical inspections, resolve noncompliance and manage documentation and recertification.



The Credential for Green Property Management (CGPM) provides management companies and owners a mechanism for meeting initial and ongoing HUD Office of Affordable Preservation (OAHP) training commitments after opting for a green Mark-to-Market restructuring. It also benefits anyone employing Green Operations and Maintenance Practices. Credential holders learn the latest techniques and technologies to make cost-saving green improvements at properties.

Credential Holder Benefits. Gaining a credential through NAA not only gives you know-how, but many other perks as well:

- Claim your digital badge! NAAEI credentials show your commitment to professional development. Before, you could only share your accomplishment with a small audience. Now, you can share it widely through social media, email, websites, and your digital resume using professional digital badges.
- You will be included in the online NAAEI Credential Directory.
- Substantial savings on products and services that you use every day through NAA Member Savings Program.



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Visto, brought to you by NAAEI and Grace Hill, is an online learning platform offering an assortment of online courses and recorded webinars that can be taken anytime, anywhere. Most of these courses count for continuing education credits (CECs) needed for credential renewals. You can review the full list of offerings on the Visto site: <https://store.gowithvisto.org/collections/cecs>

CAM Online

Obtain your Certified Apartment Manager (CAM) credential online.

CAM Student Housing

The Student Housing micro-credential is designed for CAM credential holders who focus on the distinct set of management concerns presented by student housing.

CALP Online

The Certified Apartment Leasing Professional (CALP) course is available through an online learning portal.

CAMT + E Online

The CAMT+E micro-credential is designed for apartment maintenance technicians who are preparing to take on a larger role in improving and managing energy efficiency in the communities they serve.

CAMT + L Online

The CAMT+L micro-credential is designed for those apartment maintenance technicians who are being promoted into a supervisory role as their technical proficiency increases.

CAPS Online

Obtain your Certified Apartment Portfolio Supervisor (CAPS) credential online.

Emotional Support Animals

For anyone looking to increase their knowledge about the implementation of what federal policies look like in practice.

Fair Housing Online Course

Online Fair Housing training that you can take at your convenience.

Financial Bootcamp

This course was designed to sharpen the math skills critical to many apartment industry positions.

Best of Apartmentalize

Whether you will miss Apartmentalize entirely or are interested in more sessions than you can physically attend (a common occurrence!), The Best of Apartmentalize gives you the chance to explore or revisit the best advice and insight in the business of rental housing.

Specialist in Housing Credit Management® (SHCM)

The Specialist in Housing Credit Management (SHCM) credential helps management professionals master the complex requirements of the Low-Income Tax Credit (LIHTC) program. Affordable housing managers will learn how to communicate LIHTC regulations and processes, prepare for physical inspections, resolve noncompliance and manage documentation and recertification.

Supplier Success

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Webinars

Keep up to date with the latest rental housing industry trends and topics with NAA's webinars.

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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.



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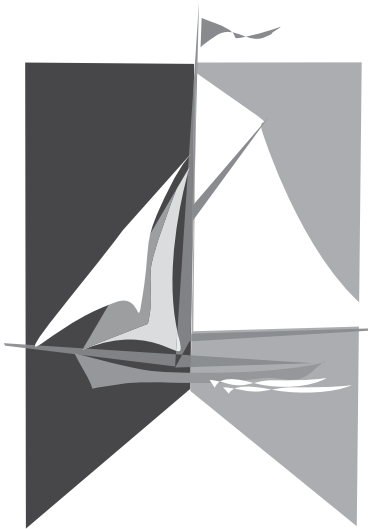


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If you've ever been sued or threatened by a tenant over alleged uninhabitable conditions—such as mold, pests, or property disrepair—you are not alone. Unfortunately, a growing number of housing providers in California are being pressured into costly settlements, even when claims are questionable or false.

You can help by completing our short, confidential survey and sharing your experience with tenant habitability claims.

Take the survey today—your input is essential.

All responses will remain strictly confidential.

Go here to take the survey:

<https://www.surveymonkey.com/r/TWLW7QJ>



Rental Owner Updates

INCREASE DEPOSIT WHEN INCREASING RENT

Most state laws permit you to increase deposits when increasing rent. However, most landlords do not even consider ever increasing security deposits after the resident moves in. If you never raise the deposit to match future rent increases, as one landlord shared on our Q&A Forum, you may have the same resident for many years. And it's a good chance you may be a couple of hundred dollars short of being able to cover legitimate charges against the deposit when they finally move out.

Another landlord shared in the same forum discussion how easy it is to introduce the policy at lease signing of increasing the rent and deposit at the same time each year. Here's how he suggests you handle it during the new resident orientation:

"Just remember...people are most excited about the apartment right when they get approved. Just explain it matter-of-factly when you are signing the lease that it is standard procedure that you will have them keep their deposit the same as the rent whenever there is an increase. They're excited, and it won't be a big deal."

I do it every year - we collect 2x the rent at move-in and keep it 2x the rent for the entire lease. Even if it lasts years.

Keeps everyone friendly and cooperative and keeps my move-outs pleasant and stress-free.

– WMH, NC

Never miss an opportunity to increase a tenant's security deposit. I increase it by the same amount of the rent increase every time. What if you had the same tenant for five years without keeping the deposit the same as the rent? Now you're maybe a couple of hundred dollars short of being able to cover legitimate charges against the deposit.

– Joel M, PA

We aren't allowed to increase the security deposit in VA. Once the lease is signed, we're locked in. I don't charge my state's max of 200%, but I do charge 150%, which keeps up with annual rent increases.

– Jason, VA



I never bumped the deposits. Now that my 20 year tenant is ready to leave I realized that his deposit will not cover the hole in the wall & the broken stair rail.

My new lease states that the SD will be upped when the rent is.

I need to make that a rule for all the places. It's on my list.

– Zero, IN

In California we can only collect (1) month rent for security deposit so this makes sense.

As rent increases so does their deposit.

– GD, CA

Our reasons for starting to raise deposits several years ago were pretty pragmatic: repair prices went up by lot. Materials, contractors, etc. Right along with rent. We were falling into the realm of why bother to collect at all if it won't help should we need it? Like insurance, you hope you never do.

To new people moving in, I just kept it factual. It is what it is. Deposit is 2x rent.

To some long-term tenants, I raised their rents perhaps a tad less at the time than I could have - made sure they knew it - and raised their deposits.

With LONG-term tenants whose deposit wasn't even close anymore, I set up payment plans. Yep, if they wanted to stay, their new rent was X and the deposit is XX so you owe Y per month until that is collected.

I suppose we lost a few but I can't remember any. And now, it's just these are the requirements to rent one of our places, end of story. The SD increase is addressed and built into the lease.

– WMH, NC

NOTE: For more discussions and information on a variety of topics, go to www.mrlandlord.com

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Santa Barbara Happenings

Terry A. Bartlett – Reetz, Fox & Bartlett LLP



UCSB Students Develop App to Help Tenants Understand Leases

Five students at UC Santa Barbara have developed a tool using AI-technology that will help tenants with their leasing contracts. The app LeaseMate, though available to all, is especially helpful to residents in Isla Vista as many are first-time leasers. The on-line platform is designed to improve tenant literacy and help them navigate and understand the leases they signed. The AI-powered assistance helps guide the user to answer the questions that can be found in the lease: rent, pets, maintenance, dates, and more. It can also help solve minor issues such as plumbing leaks and household handywork by providing step-by-step guides. The platform connects users in the area, granting tenants the ability to correspond with other leasers about issues they may have.



Image: Noozhawk.com

Santa Barbara Housing Authority Has Stopped Issuing New Section 8 Vouchers

The Housing Authority of the City of Santa Barbara has halted its issuing of new section 8 vouchers for low-income residents. In the past year, the Housing Authority issued 152 Section 8 vouchers. Currently, there are 7,732 households that have applied for, and presently exist on the Section 8 voucher waitlist.

Santa Barbara is not the only area experiencing this funding deficit. For more information on this, read the Housing Authority's "Landlord Link" in this issue.

Old Town Goleta's Failed Lane Scheme Causes Drop in Economic Activity

Businesses in Old Town Goleta along Hollister Avenue are facing a drop in business due to the lane scheme inserted by the city. The lane adjustments, meant to increase parking, removed one vehicle lane in both directions. This change immediately resulted in a much longer commute just to get through Old Town. From Fairview to Kellogg Av-

enues, commuters were reporting a 15-30 traffic delay to travel, a little over a half-mile distance. And while the traffic has increased, the business sales have not. Sales taxes from businesses in the area saw an 8.5 percent decrease, while auto sales, which are a staple in the area, saw a 10 percent decrease.

19 parking spaces were added to Hollister Avenue in Old Town. However, the city plans to add more in the future as well as a roundabout to alter the flow of traffic. The city has also considered adding more crosswalks, dedicated bike spaces, time parking spaces, and more.



Image: Independent.com

California's High Gas Prices A Result of Self-Harming Regulations

A recent study from the University of Southern California has concluded that the high gas prices in California are not a result of price gouging, alleged by Governor Gavin Newsom. Instead, the state's own regulations and policies are largely to blame for the high prices.

The study includes regulations such as the state's cap-and-trade charge, environmental fees, reporting and compliance costs, are all eventually passed on to the consumer. California's existing high excise taxes and local taxes certainly don't help either. All these taxes mean oil and gas producers have been leaving the state. 70 percent of refineries have left California since 1984, leaving only 13 who still produce for the state that commands the second most petroleum in the nation.

California averages \$4.85 per gallon, while the national average is \$3.20 per gallon.

Proposed Housing Development Set to Add 90 Units on Milpas Street

Developers received approval from the Santa Barbara Planning Commission for a four-story apartment complex consisting of 90 units, located on East Gutierrez St. and N. Milpas St. In addition to 9 very-low-income units and 6 moderate-income,

Continued on page 35

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the development proposes 65 parking spaces (that is less than 1 parking space per apartment) and 128 bike spaces. The developers are also looking to push the height limits of the Milpas area, indicating that this project will be larger than the pre-existing buildings and businesses.



Image: sitelinesb.com

Residents and business owners have spoken out against the project, claiming that the complex does not fit the area. The biggest concern of many is the lack of parking. N. Milpas St. currently

has issues with parking, so the addition of more residents with more cars will only congest things further. In response, the Planning Commission has considered developing a parking garage on N. Milpas St. Financing for planning and construction of the parking lot is to be determined "in the future".

Over 200 New Apartments at Presidio Springs for Low Income Senior Citizens

The Presidio Springs Senior Community has begun to conceptualize plans for 205 additional apartments in the community, approved by the Housing Authority of the City of Santa Barbara. Construction on the apartments, which are specifically designated for low-income seniors, isn't expected to commence until July of 2027. The project is expected to last for over 10 years. Currently, the need for housing for low-income seniors in the area is still high. Over 200 parking spaces will be added to accommodate for the increase, meant for employees, visitors, and residents. This is less than 1 parking space per unit. Planners are out of touch on parking needs for residents

The plan is to demolish a 10-unit building to replace it with a 40-unit building, then 30 more units will be redeveloped. There will be 4 more phases after this, allowing for current residents to slowly adjust and accommodate themselves to the developments. By the time all 5 phases have been completed, the complex will have 327 units.



Images, Current building & New Concept, hacsbs.com

California's High Unsolved Crime Rate Leaves Criminals at Large. Are You the Next Victim?

A study reveals California atop the ranks as the state with the highest number of criminals at large. The study compiled data from 2019-2024, such as violent crime rates, whether the cases were solved, population, and total land area to find that California had the most criminals at large per square mile adjusted for population. This is mainly due to the state's high rate of unsolved violent crimes. There were nearly 200,000 incidents of violent crimes reported, yet only 40% were solved. This indicates that nearly 119,000 violent crime offenders have not yet faced justice. Consider calling and asking your favorite Governor or government official, "Why not?"

Gifted Students Neglected, SB School District Faces same issues

The Seattle Public Schools District faces backlash from parents due to the diminished quality of the education found in their school systems. A survey found that 86% of parents are unhappy with the low-level of curriculum taught in the schools, and over half have proposed leaving the district entirely for the same reason. Parents of students who present gifted learning capabilities are upset at the possibility that the special schools in the district will be closed. The superintendent of the district offered a plan for gifted students where they would be enrolled with the general population yet still given a personalized lesson plan by the teacher. Though this plan is way less optimal for a student's success

Teachers and parents argue that instructors do not have time to create two or more lesson plans a day for their classes. This would only split attention between the advanced and non-advanced students. Furthermore, teachers receive little to no support or training from the district itself, causing more families to seek education privately, or reconsider their child's placement in gifted and advanced classes.

Santa Barbara School Districts face this same issue. Fewer and fewer students are taking advanced classes in their middle school years.

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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Street address	# of Units
Total # of units	

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Rev 06/22/2023



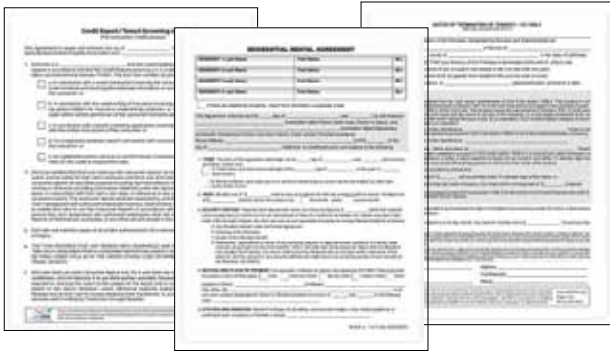
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CalRHA Legislative Update, Priority 1 Bill Tracker

AB 246

(Bryan D) Social Security Tenant Protection Act of 2025.

Current Text: Amended: 4/10/2025 [html](#) [pdf](#)
Current Analysis: 03/28/2025 [Assembly Floor Analysis \(text 3/28/2025\)](#)
Last Amend: 4/10/2025
Status: 4/10/2025-Read third time and amended. Ordered to third reading. Re-referred to Com. on JUD. pursuant to Assembly Rule 77.2.
Location: 4/10/2025-A. JUD.

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

Summary: Current law requires a tenant be served a 3 days' notice in writing to cure a default or perform a condition of the lease, or return possession of the property to the landlord, as specified. The Mobilehome Residency Law prohibits a tenancy from being terminated unless specified conditions are met, including that the tenant fails to pay rent, utility charges, or reasonable incidental service charges, and 3 days' notice in writing is provided to the tenant, as specified. This bill would, until January 20, 2029, enact the Social Security Tenant Protection Act of 2025 (the Act). The Act would prohibit a court, during a declared social security benefit payment interruption, from issuing a summons on a complaint for unlawful detainer in any action that seeks possession of residential real property and that is based, in whole or in part, on nonpayment of rent or other charges, if the defendant experiences a loss of income due to the social security benefit payment interruption.

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: 4/2/2025-In Senate. Read first time. To Com. on RLS. for assignment.
Location: 4/2/2025-S. RLS.

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

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: 04/08/2025 [Assembly Appropriations \(text 3/12/2025\)](#)

Last Amend: 3/12/2025

Status: 4/9/2025-In committee: Set, first hearing. Referred to APPR. suspense file.

Location: 4/9/2025-A. APPR. SUSPENSE FILE

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

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 1

AB 414

(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: 3/20/2025-Read third time. Passed. Ordered to the Senate. (Ayes 66. Noes 1.) In Senate. Read first time. To Com. on RLS. for assignment.

Location: 3/20/2025-S. RLS.

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 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

AB 1157

(Kalra D) Tenancy: just cause termination: rent increases.

Current Text: Amended: 3/27/2025 [html](#) [pdf](#)

Last Amend: 3/27/2025

Status: 4/1/2025-Re-referred to Coms. on H. & C.D. and JUD. pursuant to Assembly Rule 96.

Location: 4/1/2025-A. H. & C.D.

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

Calendar: 4/24/2025 Upon adjournment of Session - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT SPECIAL ORDER OF BUSINESS, HANEY, MATT, Chair

Summary: Current law prohibits the owner of a residential real property from terminating a tenancy without just cause, as defined, after a tenant has continuously and lawfully occupied a residential real property for 12 months. Among other residential real properties or residential circumstances, existing law exempts from these provisions a residential real property, including a mobilehome, that is alienable separate from the title to any other dwelling unit if the owner meets specified criteria and the tenants have been provided a specified written notice of the exemption. Existing law repeals these provisions on January 1, 2030. This bill would revise these provisions by removing the exemption for separately alienable residential real property and, instead, only exempting a mobilehome if the above-described criteria are met.

Position
Oppose

Priority
1

AB 1183

(Lowenthal D) Residential tenancy: habitability: inspection and right to cure.

Current Text: Amended: 3/28/2025 [html](#) [pdf](#)

Last Amend: 3/28/2025

Status: 4/1/2025-Re-referred to Com. on JUD.

Location: 3/28/2025-A. JUD.

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

Calendar: 4/29/2025 8 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, KALRA, ASH, Chair

Summary: Current law requires the lessor of a building intended for the occupation of human beings, in the absence of an agreement to the contrary, to put the building into a condition fit for that occupation and to repair all subsequent dilapidations thereof that render it untenable, except as specified. Current law describes the affirmative standard characteristics that, if lacking, make a dwelling untenable. Current law requires a city or county that receives a complaint from a tenant, resident, or occupant that a building contains lead hazards or is substandard to perform an inspection of the building or portion thereof intended for human occupancy, document any violations, advise the owner or operator of each violation and of each action that is required to be taken to remedy the violation, and schedule a reinspection to verify correction of the violations, as specified. This bill would authorize the landlord of a dwelling unit to elect to have an inspection performed to verify that the dwelling unit satisfies the habitability requirements described above before it is made available for hire. Because the bill would require local agencies to provide additional services, it would impose a state-mandated local program. The bill would establish a presumption that, if the landlord has an inspection performed showing no violation of the habitability requirements, the dwelling unit meets that standard for an unspecified period of time. If a tenant makes the landlord aware of a dilapidation of the premises during that time, the bill would provide the landlord an unspecified period of time in which to cure or correct the dilapidation, during which period the landlord would not be deemed to be in violation of the habitability requirements described above.

Position
Recommend

Priority
1

AB 1248

(Haney D) Hiring of real property: fees and charges.

Current Text: Amended: 3/24/2025 [html](#) [pdf](#)

Last Amend: 3/24/2025

Status: 3/27/2025-In committee: Hearing postponed by committee.

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

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

Calendar: 4/22/2025 8 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, KALRA, ASH, Chair

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 prohibits a landlord or its agent from charging a tenant a fee for serving, posting, or otherwise delivering a notice of termination of a hiring of residential property, as specified. Current law also prohibits a landlord or its agent from charging a tenant any fee for payment by check for rent or security deposit, as provided. This bill would require, for new residential tenancies beginning on or after January 1, 2026, that a tenant only be obligated to pay rent and prescribed fees or charges, including, among other things, a security deposit and rent stabilization fees charged to a landlord and passed on to the tenant, as specified. The bill would require, for residential tenancies that began before January 1, 2026, that a tenant only be obligated to pay rent, the fees and charges described above, any fees or charges that were charged at the start of the tenancy, except as specified, and fees or charges for specified utilities, including the use of a ratio utility billing system, as defined, that meets specified criteria.

Position **Priority**
Oppose 1

Notes: AG Sponsored Bill - Will be amended to deal with fees in rent amount

AB 1414

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

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

Current Analysis: 04/09/2025 [Assembly Floor Analysis \(text 3/13/2025\)](#)

Last Amend: 3/13/2025

Status: 4/9/2025-Read second time. Ordered to third reading.

Location: 4/9/2025-A. THIRD READING

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**
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	Chapters
	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	Chapters
	1st House				2nd House			Conc.			

Calendar: 4/29/2025 9:30 a.m. - 1021 O Street, Room 2100 SENATE JUDICIARY, UMBERG, THOMAS, Chair

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: Amended: 4/9/2025 [html](#) [pdf](#)
Current Analysis: 04/04/2025 [Senate Public Safety \(text 2/18/2025\)](#)

Last Amend: 4/9/2025

Status: 4/9/2025-Read second time and amended. Re-referred to Com. on JUD.

Location: 4/8/2025-S. JUD.

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

Calendar: 4/29/2025 9:30 a.m. - 1021 O Street, Room 2100 SENATE JUDICIARY, UMBERG, THOMAS, Chair

Summary: Current law prohibits the tenant of a property to remain on a property after the lawful termination of a lease agreement, as specified. Current 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

(Wahab D) Housing: tenant protections.**Current Text:** Amended: 3/28/2025 [html](#) [pdf](#)**Current Analysis:** 04/04/2025 [Senate Judiciary \(text 3/28/2025\)](#)**Last Amend:** 3/28/2025**Status:** 4/10/2025-Read second time. Ordered to third reading.**Location:** 4/10/2025-S. THIRD READING

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

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 exempts certain types of residential real properties from that prohibition, 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 subject to the Tenant Protection Act of 2019, 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

(Wahab D) Housing.**Current Text:** Amended: 4/10/2025 [html](#) [pdf](#)**Last Amend:** 4/10/2025**Status:** 4/10/2025-From committee with author's amendments. Read second time and amended. Referred to Com. on HOUSING.**Location:** 3/5/2025-S. HOUSING

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

Calendar: 4/22/2025 9 a.m. - State Capitol, Room 112 SENATE HOUSING, WAHAB, AISHA, Chair

Summary: Current law authorizes a local agency to provide by ordinance for the creation of junior accessory dwelling units, as defined, in single-family residential zones and requires the ordinance to include, among other things, standards for the creation of a junior accessory dwelling unit, required deed restrictions, and occupancy requirements. Current law makes void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in real property that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the above-described minimum standards established for those units. However, existing law permits reasonable restrictions that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit or junior accessory dwelling unit consistent with those aforementioned minimum standards provisions. This bill would prohibit fees and other financial requirements from being included in the above-described reasonable restrictions.

Position **Priority**
Oppose 1

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ATTORNEYS AT LAW

**Betty L. Jeppesen,
Attorney At Law**
jeppesenlaw@gmail.com
(805) 450-1789

CARPETS/FLOORING

Jody’s Windows & Floors
(805) 637-6343

CLEANING/MAINTENANCE SERVICES

**MasterCare Home
Cleaning Services**
www.MastercareHome-
Cleaning.com
(805) 683-1915

Mendez Building Services
www.mendezservices.com
(805) 963-3117

COIN-OPERATED LAUNDRY

Wash Laundry Systems
www.washlaundry.com
(800) 421-6897

HEATING/AIR

**Don’s Heating & Air
Conditioning**
donsheatingsb@gmail.com
(805) 683-2233

INSURANCE

**Omnia Insurance & Risk
Solutions**
www.omniains.com
(805) 563-0400

LOCKSMITHS

**Santa Barbara
Locksmiths Inc.**
sbi@sblocks.com
(805) 963-3333

PAINTING

Beau Brunner Painting
www.beaubrunnerpainting.com
(805) 218-5251

PAVING

Central Coast Paving
justin@ccpave.com
(805) 636-1200

PRINTING

Sundance Press

www.sundancepress.com
(520) 622-5233

PROPERTY MANAGEMENT

Bristol Property Management

info@bristolsb.com
(805) 963-5945

DMH Properties

danielleholzer@dmhproperties.net
(805) 962-3707

Meridian Group

www.meridiangrouprem.com
(805) 692-2500

Sandpiper Property Management

www.sandpiperpropertymanagement.com
justin@sandpiperpropertymanagement.com
(805) 706-2550

Tower Property Management & Maintenance Services

TowerPM.org
TowerMail@gmail.com
(805) 740-0023

REAL ESTATE

Battaglia Commercial Real Estate

www.battagliare.com
steve@battagliare.com
(805) 688-5333

Beachside Partners

Lori Zahn

lori@BeachsidePartners.com
Beachsidepartners.com
(805) 626-3150

Berkshire Hathaway

Ken Switzer

www.realestatesb.com
kswitzer@bhhsca.com
(805) 680-4622

Coastal Housing Partnership

rentals.coastalhousing.org
corby@coastalhousing.org

Hayes Commercial

www.hayescommercial.com
christos@hayescommercial.com
(805) 563-2111

Radius Group

The Golis Team

www.radiusgroup.com
Steve Golis
sgolis@radiusgroup.com
(805) 879-9606

Spectrum Realty

www.spectrumrealty.com
(805) 681-6268

SOFTWARE

YARDI

www.yardi.com
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