

June 2025

# SANTA BARBARA RENTAL PROPERTY

# news

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



## FAIR HOUSING SEMINAR

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

**Rescheduled-New Date!**



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

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

### 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



Denise Cato,  
CEO Fair Housing  
Council

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  
Register online at [www.sbrpa.org](http://www.sbrpa.org) • Registration deadline 7/11/2025

Save the Date!

## SBRPA 2025 Annual Fall Classic

# GOLF

Tournament

Friday, October 10, 2025 • Sandpiper Golf Club

### SPONSORSHIP OPPORTUNITIES

A BBQ DINNER WILL BE PROVIDED THE END OF THE TOURNAMENT

#### TITLE SPONSOR \$6,250 - MAXIMUM VISIBILITY AND RECOGNITION BEFORE, DURING, AND AFTER THE EVENT.

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- VERBAL RECOGNITION DURING DINNER
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- RESERVED SEATING FOR 8 AT THE BBQ
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#### PUTTING CONTEST SPONSOR \$2,500 - YOUTH

SPONSOR THE FAN-FAVORITE GREEN-SIDE CONTEST!

- BRANDED SIGNAGE AT THE PUTTING GREEN
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- LOGO AND SPONSOR MENTION ON THE SBRPA WEBSITE AND IN PRINTED PROGRAM
- VERBAL RECOGNITION DURING DINNER
- BBQ DINNER FOR 1

#### DRINK CART SPONSOR \$1,500

YOUR BRAND CRUISING THE COURSE ALL DAY.

- SIGNAGE ON DRINK CART(S)
- SPONSOR MENTION ON SBRPA GOLF TOURNAMENT MATERIALS
- SPONSOR MAY PROVIDE LOGO STICKERS TO BE PLACED ON DRINK CUPS
- BBQ DINNER FOR 1

#### LUNCH BOX SPONSOR \$2,500

FUEL THE GOLFERS AND FEATURE YOUR BRAND.

- LOGO PLACEMENT ON ALL BOXED LUNCHES
- SIGNAGE AT THE LUNCH STATION
- SPONSOR MENTION ON SBRPA GOLF TOURNAMENT MATERIALS
- BBQ DINNER FOR 1

#### TEE BOX ACTIVATION \$750

HIGH-IMPACT VENDOR VISIBILITY - NO GOLF REQUIRED.

- SKIRTED TABLE AT A TEE BOX TO ENGAGE WITH PLAYERS WITH LOGO SIGN
- SPONSOR MENTION ON SBRPA GOLF TOURNAMENT MATERIALS
- BBQ DINNER FOR 1

#### TEE SIGN SPONSOR \$250

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- SPONSOR-PROVIDED ITEM PLACED IN EVERY PLAYER'S SWAG BAG
- RECOGNITION AT REGISTRATION

#### GOLD SPONSOR \$3,500 - A HIGH-VISIBILITY PACKAGE WITH STRONG BRAND REACH AND FULL PLAYER EXPERIENCE.

- 1 FOURSOMES (4 GOLFERS)
- 2 COURSE (TEE) SIGNS
- 4 DRINK TICKETS (1 PER GOLFER)
- RANGE BALLS, ON-COURSE FOOD & DRINKS
- QUARTER-PAGE AD IN ONE ISSUE OF THE SBRPA NEWS MAGAZINE (CAMERA-READY ARTWORK PROVIDED BY SPONSOR)
- LOGO AND SPONSOR MENTION ON THE SBRPA WEBSITE AND IN GOLF EMAIL PROMOTIONS
- OPTION TO INCLUDE BRANDED SWAG ITEMS IN PLAYER BAGS (PROVIDED BY SPONSOR)
- BBQ DINNER FOR 4

#### SILVER SPONSOR \$1,500 - A STRONG MID-TIER OPTION WITH FULL PLAYER BENEFITS AND SOLID BRAND PRESENCE.

- FOURSOMES (4 GOLFERS)
- COURSE (TEE) SIGN
- RANGE BALLS, ON-COURSE FOOD & DRINKS
- LOGO AND SPONSOR MENTION ON THE SBRPA WEBSITE AND IN GOLF EMAIL PROMOTIONS
- BBQ DINNER FOR 4

FOR MORE INFORMATION CONTACT THE GOLF COMMITTEE  
DANIEL NAVARRO: 805-450-9586 • [DDUNLAN@TOWBES.COM](mailto:DDUNLAN@TOWBES.COM)  
MIKE LOPUS: 805-680-8806 • [MIKE.LOPUS@COLLIERS.COM](mailto:MIKE.LOPUS@COLLIERS.COM)

 federated with 

A portion of the Proceeds benefit the Transition House

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## SBRPA OFFICE

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an appointment

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June 2025

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

Articles appearing in this magazine are presented as a public service and may not reflect the opinion of the publisher, its board of directors or its members. Subscription is included in the annual membership dues.

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## President's Message

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



The good news is that AB1157 which would have limited rent increases to the lesser of 2% plus CPI or 5% and would have eliminated all exemptions (except mobile homes) such as single family homes and condominiums is now a two-year Bill. This means that it will not become law this legislative session but it will return next year. So, stay vigilant and write to your legislators.

SBRPA has been offering courses this Spring to make you aware of the 2025 laws that went into effect or will be going into effect this year. Here are just a few reminders of those laws.

Credit reporting requirements for tenants: For existing Leases housing providers must offer the option of reporting good payment history to tenants by April 1, 2025. For new Leases, this must be offered at the time the Lease is signed and once annually thereafter.

Housing providers cannot charge extra fees for rent payments made by personal check or extra fees for poor rental history. These so-called "junk fees" are no longer allowed. Further, if a service member tenant has paid additional fees for poor rental history but then maintains six (6) months of on-time payments, then those fees must be refunded.

Lock change protections for domestic violence victims. Tenants can request a lock change for their safety and the housing provider must pay for it if the tenant provides documentation of abuse. The lock change must be made within 24 hours of the request or the tenant can have the lock changed and send the bill to the housing provider.

If you file an Unlawful Detainer action, the response time for the tenant has increased from five (5) business days to ten (10) business days. One hidden item in this Bill is actually good for housing providers. Until now, a tenant could file a Demurrer and/or Motion to Strike and add approximately six (6) WEEKS to the response time because that is the court calendaring for those types of motions. Now, those must be heard no earlier than 5 days but no later than 7 days from filing and those are calendar days.

Photo requirements for security deposit evaluations and deductions per AB2801 are as follows:

- **Move-In Photos (Effective July 1, 2025):**

- For tenancies starting on or after July 1, 2025, landlords must take photographs before or at the inception of the tenancy to document the unit's condition.

- **Move-Out Photos (Effective April 1, 2025):**

- Photos must be taken within a reasonable time after the tenant has returned possession of the unit.

- **Post-Repair/Post-Cleaning Photos (Effective April 1, 2025):**

- If a repair or cleaning results in a security deposit deduction, landlords must take photos before and after the work is completed.

Here is a Legislative Update on some of the Assembly Bills being considered right now in the Legislature:

AB 246 called the Social Security Tenant Protection Act of 2025. This Bill 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 based in whole or in part on non-payment of rent or other charges if the defendant experiences a loss of income due to the social security benefit payment interruption.

AB 311 would permit a tenant, with written approval from the owner or housing provider 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 that person.

AB 380 on price gouging would change the current punishment for charging more than 10% for goods and services during a declared state of emergency from a misdemeanor punishable by up to one year in County jail or a fine of \$10,000 or both to an increased fine of \$25,000.

SB 436 Unlawful detainer: notice to terminate tenancy. This Senate Bill would increase the notice time for a default in payment of rent from a 3-day pay or quit to a 14-day pay or quit EXCLUDING weekends and judicial holidays. This Bill is in its third reading.

*Continued on page 7*





# TOP Q1 MULTIFAMILY DEALS!

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SB 522 This Senate Bill exclude from exemption for just cause and rent cap under the Tenant Protection Act of 2019 housing built to replace a previous housing unit that was substantially damaged or destroyed by a disaster.

We will be providing you with more information on the progress of these Bills and others as the year progresses. Please write to your legislators if any of these Bills would significantly and negatively impact you or your family's economy and well-being. The legislators need to know what is happening in the rental world. Housing providers are being impacted from all sides by rising insurance costs, older housing stock that now costs a fortune to repair due to the new laws concerning reporting, payments to tenants and payments to second contractors, etc. If sold, property taxes increase as well and those buildings may no longer be affordable to local owners.

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](mailto:magazine@sbrpa.org).



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## NEW PRICE

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## 1124 Castillo St Santa Barbara

Boutique Short-Term Rental Property

NEW Price: **\$4,400,000**

## AVAILABLE

6 UNITS



## 1018 Garden St Santa Barbara

6 Modern Hotel Condos with Parking

Starting at: **\$755,000**

## AVAILABLE

5 UNITS



## 706-708 E Haley St Santa Barbara

Premier Mixed-Use Opportunity

New Price: **\$3,395,000**



## SBRPA Calendar



### Upcoming Events

#### Fair Housing Seminar – Rescheduled

Wednesday-Friday, July 11, 2025

University Club of Santa Barbara, 1332 Santa Barbara St., SB 93101  
Join us for a review of Fair Housing Laws and Best Practices for Fair Housing Compliance and Success. This event is rescheduled from April. Denise Cato, President & CEO of the Fair Housing Council of Orange County, will again be teaching this SBRPA Certificate Course. Continental breakfast included. Members \$95, Nonmembers \$175. Registration deadline 7/11/2025.

See page 17 for more info.

#### SBRPA 2025 Annual Fall Classic

Friday, October 10, 2025

Sandpiper Golf Club, 7925 Hollister Ave., Goleta, 93117


Save the date for our Annual Golf Tournament. This year's event will be held at Sandpiper Golf Club and a portion of the proceeds will benefit Santa Barbara's Transition House.

See page 29 for Sponsorship Opportunities

The landlord for SBRPA's office building requires the outside doors be locked at all times due to security issues. If you want to visit the SBRPA office, please contact us in advance so we can unlock the door for you! We would love to have you visit.

Email [admin@sbrpa.org](mailto:admin@sbrpa.org) or call 805-687-7007

june 2025

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



### 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 19 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. Go to the NAA site ([www.naahq.org](http://www.naahq.org)) for more information.

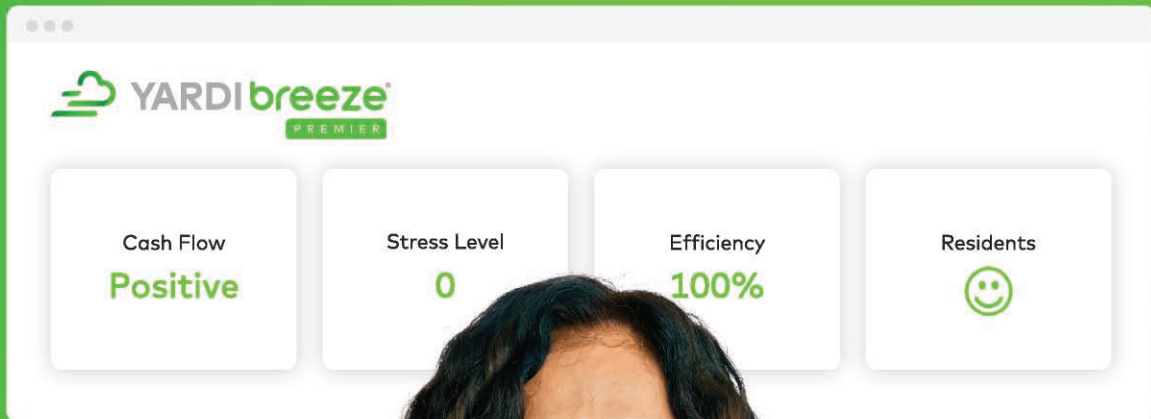


## Welcome New Members

John Lind, Eduardo Mendez, Marc Hesthal,

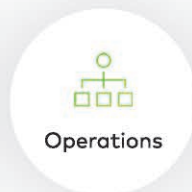
Terry Ramirez, Cheryl Muir, & Eduardo Mendez





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## CalRHA Legislative Updates

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



May 2025

### **Senate Budget Update**

Governor Newsom is expected to release his May Revision to the State Budget on Wednesday, May 14th. Once published, the May Revision summary and detail will be available at [www.ebudget.ca.gov](http://www.ebudget.ca.gov). However, insiders have indicated that the state is facing a nearly \$10 billion deficit, in addition to drastic federal cuts that are yet to be determined. For example, President Trump has called for a 43% reduction in federal rent assistance/Section 8.



### **Legislative Update**

We have now passed the policy committee deadline for fiscal and non-fiscal bills and the main focus is on the Appropriations Committees in both houses. The deadline to pass the Appropriations Committees is May 23rd and the Suspense Files are expected to be taken up on May 22nd. At that time, bills on the Suspense File will either pass, pass with amendments, or be held/no action.

**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 and Judiciary Committees on a unanimous vote and is now on Suspense in the Appropriations Committee, awaiting action by May 22nd. 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. The bill is now co-sponsored by the Realtors and has garnered support from a broad coalition, including law



*CA Senator  
Tom Umberg*

enforcement and tribal organizations. Several op-eds (<https://www.sacbee.com/opinion/op-ed/article/306070231.html#storylink=cpy>) have been published, as well.

In a huge victory for the industry, **Assembly Bill 1157 (Kalra/D, San Jose) Just Cause and Rent Caps**, which would have significantly altered the existing just cause and rent cap provisions established under AB 1482, the Tenant Protection Act of 2019, **failed passage** in the Assembly Judiciary Committee and is now a two-year bill, eligible to move in 2026. See page xx for more details on the withdrawal of this bill for consideration.



*CA Assembly  
Ash Kalra*

**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. Furthermore, AB 256 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



*CA Assembly  
Isaac Bryan*





  
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FOR SALE	Santa Barbara	4 Apartment Units	\$ 2,900,000
FOR SALE	Santa Barbara	3 Units + Land Development	\$ 2,395,000
FOR SALE	Santa Barbara	Multi-Family Land Parcel	\$ 995,000
SOLD 11/24	Santa Barbara	14 Apartment Units	\$ 4,790,000 (Seller/Buyer)
SOLD 11/24	Isla Vista	5 Apartment Units	\$ 3,900,000 (Seller)
SOLD 11/24	Santa Barbara	5 Apartment Units	\$ 2,950,000 (Buyer)
SOLD 11/24	Isla Vista	Duplex	\$ 1,540,000 (Buyer)
SOLD 10/24	Isla Vista	8 Apartment Units	\$ 4,275,000 (Buyer)
SOLD 9/24	Lompoc	Commercial + Vacant Lot	\$ 885,000 (Seller/Buyer)
SOLD 5/24	Santa Barbara	6 Apartment Units	\$ 2,575,000 (Buyer)
SOLD 4/24	Isla Vista	Investment SFR	\$ 1,350,000 (Seller/Buyer)
SOLD 3/24	Santa Barbara	10 Apartment Units	\$ 5,020,000 (Buyer)
SOLD 12/23	Santa Barbara	19 Apartment Units	\$ 4,800,000 (Buyer)
SOLD 12/23	Santa Barbara	Commercial Condo Suite	\$ 875,000 (Seller)
SOLD 7/23	Santa Barbara	8-Key Hospitality	\$ 5,200,000 (Seller)
SOLD 6/23	Carpinteria	Mixed-Use / Hospitality	\$ 5,650,000 (Seller)

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tenant delivers a signed declaration to the landlord. [CalRHA is opposed to AB 246, which is set for a hearing on May 14th in the Assembly Appropriations Committee.](#)

**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, which has passed to the Senate and is pending in the Judiciary Committee.](#)



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 and is pending in the Judiciary Committee.](#)



CA Assembly  
Gail Pellerin

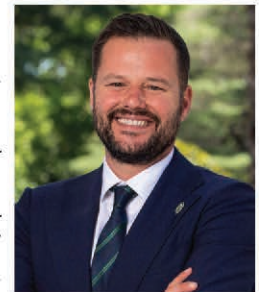
**Assembly Bill 1183 (Lowenthal/D, Long Beach) Residential tenancy: habitability – inspection and right to cure.** This gut and amend came into print on March 28th. AB 1183 would authorize the landlord of a dwelling unit to elect to have an inspection performed to verify that the dwelling unit satisfies the habitability



CA Assembly  
Josh Lowenthal

requirements described above before it is made available for hire. [CalRHA supported AB 1183, but it has become a two-year bill, eligible to move in 2026.](#)

**Assembly Bill 1248 (Haney/D, San Francisco) Rental Fees.** AB 1248 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 pending a vote on the Assembly Floor.](#)



CA Assembly  
Matt Haney

**Senate Bill 436 (Wahab/D, Fremont) Right to Redeem Tenancy.** SB 436 was amended on May 1, 2025 from a right to redeem tenancy bill to instead amend the 3-day pay or quit statute to a 14-day pay or quit. [CalRHA opposes SB 436, which is pending on the Senate Floor.](#)



CA Senate  
Alisha Wahab

**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

*Continued on page 13*





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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 Appropriations on May 19th.

The Legislative calendar for the year is as follows:

- 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



Assemblymember Ash Kalra  
image The Mercury News

## Assemblymember Kalra Announces Update on AB 1157 Affordable Rent Act

SACRAMENTO April 29, 2025

Today, Assemblymember Kalra and co-sponsors withdrew Assembly Bill (AB) 1157, the Affordable Rent Act, from consideration. AB 1157 would strengthen tenant protections statewide by updating the Tenant Protection Act of 2019 (AB 1482) in three key ways: lowering the rent increase cap, extending tenant protections to all single-family homes, and making these safeguards permanent.

*"I am grateful my colleagues on the Assembly Housing Committee acknowledged the pressing need to take action to support tenants statewide and stabilize the rental market. However, the robust debate coupled with subsequent discussions with Judiciary Committee members signaled more time is needed to work on the bill," said Assemblymember Kalra.*

*"I am thankful to our coauthors who stand with me against the corporate landlord lobby and I am appreciative of the hard work of our passionate sponsors and diverse support coalition. As we enter an economic downturn and vulnerable Californians enter more dire financial situations, we must guide our policies with empathy for one another, especially as it pertains to keeping families in their homes. In the 4th largest economy in the world, systemic inequality continues to weigh down millions of Californians. Yet, we must keep up the fight—housing is a human right!"*

*AB 1157 will become a two-year bill. The Affordable Rent Act aims to balance landlords' and tenants' interests by allowing modest annual rent increases while easing the financial burden on renters facing high costs in California. The bill excludes newly constructed properties in their first 15 years of occupancy to address concerns around impacts to housing development. By stabilizing the rental market, AB 1157 seeks to help families remain in their homes and enhance local economies by reducing commute times, increasing disposable income, and supporting local businesses.*

*The Affordable Rent Act is co-authored by Assemblymembers Mia Bonta (D-Oakland), Isaac Bryan (D-Los Angeles), Sade Elhawary (D-South Los Angeles), Robert Garcia (D-Rancho Cucamonga), Corey Jackson (D-Moreno Valley), Alex Lee (D-San José), Tina McKinnor (D-Inglewood), and Liz Ortega (D-San Leandro) and Senator Smallwood-Cuevas (D-Los Angeles). The bill is co-sponsored by the Alliance of Californians for Community Empowerment (ACCE), Housing Now! CA, PICO California, Public Advocates, and UNITE HERE Local 11.*





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Denise Cato,  
CEO Fair Housing  
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- 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.

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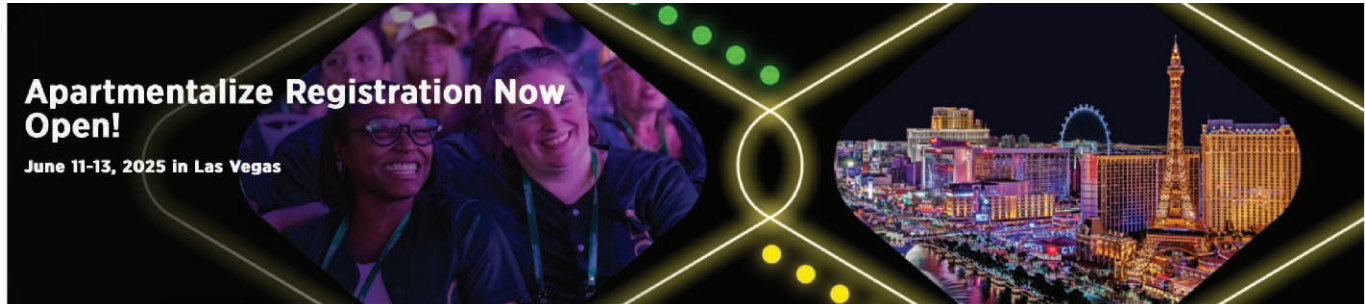
## NAA Education Institute (NAAEI)

National Apartment Association



### Apartmentalize Registration Now Open!

June 11-13, 2025 in Las Vegas



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.

#### NAA EXPOSITION

Thu 6/12, 11:30AM–5:00PM; Fri 6/13, 9:30AM–1:30PM

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.

Featured areas include:

- 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.

Exhibitors love **Apartmentalize**, where they can raise brand awareness, forge new business relationships and grow their pipeline with quality leads from industry decision-makers.

**Why Exhibit?** Don't miss out on this opportunity! Apartmentalize is the rental housing industry's ultimate gathering, bringing together apartment housing professionals from across the country and around the world. It's a can't-miss event boasting world-class speakers, expert-led education

sessions, suppliers demonstrating the latest products and services, and lots of networking! Contact NAA for Exhibit Pricing and to select booth space. Please contact [exhibits@naahq.org](mailto:exhibits@naahq.org) with any questions.

**Who Attends?** **Apartmentalize** is rich with decision-makers and experienced industry leaders. Please review the Apartmentalize 2024 Attendee Demographics below to get a clearer picture of the attendee profile.

#### EDUCATION

Innovative learning formats and open spaces help you customize your experience to your needs and interests.

#### **General Sessions**

Hear from three accomplished general session speakers who will inspire, motivate and entertain you with stories from outside of the industry.



**Jay Shetty, Wednesday, 6/11**

Global bestselling author, award-winning podcast host of On Purpose, Chief Purpose Officer of Calm, and purpose-driven entrepreneur.

Jay Shetty, a global bestselling author, award-winning podcast host of On Purpose, and purpose-driven entrepreneur, has made an indelible impact on hearts and minds worldwide. With an astounding following of over 50 million across social media platforms, Jay possesses a talent for making purpose and ancient wisdom not only relatable but also practical and easily accessible. His journey of

*Continued on page 21*



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Kevin Brown, Thursday, 6/12

Motivational Speaker & Author

Kevin Brown's unconventional path to business and personal success has taught him that winning in business and in life requires anything but conventional thinking. He grew up in Muskegon, Michigan where his blue-collar roots taught him the value of hard work and determination. With a streetwise aptitude and a never quit attitude, he worked his way from the front lines in business to the executive boardroom.



Simone Biles, Friday, 6/13

Athlete & Advocate

Simone Biles is widely regarded as one of the greatest athletes of all time. The most decorated gymnast in history with 41 medals across World Championships and the Olympic Games, Biles holds the most World Championship medals (30) and gold medals (23) in gymnastics history. A three-time Olympian, her 11 Olympic medals and seven Olympic gold medals are the most by a U.S. gymnast. The three-time Laureus World Sportswoman of the Year and Associated Press Female Athlete of the Year, she has earned the rare distinction of having five skills named in her honor – The Biles – in the beam, floor (two), and vault (two) disciplines.

### Education Sessions

Hear from three accomplished general session speakers who will inspire, motivate and entertain you with stories from outside of the industry.

Choose from over 90 sessions throughout the conference spanning a multitude of topics including Maintenance, Operations, Leasing, Affordable Housing, Marketing, Leadership and Industry Trends. With over 250 industry experts, you'll find a solution for every day of the week!

The full schedule is available at [https://apt25.mapy-ourshow.com/8\\_0/sessions/#/](https://apt25.mapy-ourshow.com/8_0/sessions/#/)

### Express Education

Express Education, our 30-minute interactive sessions, take place in a dedicated space in the NAA Exposition. Get great storytelling, answers to your questions and quick, understandable insights that are easy to apply.

### Open Space Sessions

This peer-to-peer learning experience is an opportunity to engage in creative conversations with fellow attendees who are passionate about the same issues and topics as you. Expert facilitators support small group discussions that explore a dedicated topic for each group, which you determine together.

### Fishbowl Sessions

Fishbowl Sessions are meant to be more intimate, allowing for more active participation from all attendees, breaking down the separation between 'panelist' and 'audience'. A chair is left open on the panel to allow for attendees to step into the conversation.

### NAA'S EXCELLENCE AWARDS

The 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.

This year's awards ceremony will be complimentary for interested conference goers and those ready to cheer on their company, colleagues and other nominees. Attendance will be limited to the first 400 people who arrive.

*Apartmentalize* participants may purchase Group or Individual entries, single-day registrations, or entry to the Expo only.

### Welcome Reception – Wednesday, 6/11/2025.

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

### Thursday Night Party – Thursday, 6/12/2025

Spotlight on Fun as Apartmentalize takes over The District at Resorts World. Attendees will experience entertainment, food, drinks and a Vegas style party!

### Affinity Group Pavilion – Wed-Fri, 6/11-6/13/2025

Check out the Affinity Group Pavilion, where members representing the diversity of communities within the industry are waiting to engage with you!



# 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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## Rental Owner Updates

### BUYING VINYL PLANK FLOORING

Are you looking to buy vinyl plank flooring for your rental property? This type of flooring continues to be a popular choice with landlords. There is a great discussion on different things to consider when buying. Whether you are installing flooring yourself or having someone else doing the install, there are several important things to consider when purchasing the flooring.



One general tip shared that tends to hold true when purchasing materials of any kind for your rental property is this: "...quality rather than inexpensive because it will last years not months".

The current Vinyl Plank discussion with rental owners nationwide covers several important things to consider, including:

- How thick to buy - 12 millimeters or 22 millimeters?
- What if the floor is not level? What about the sub floor?
- Can foam backing make a difference?
- The width and length of the planks
- Suggestions of brands of products and where to buy them
- Alternative options to vinyl plank flooring.

This is the question that started the discussion.

*"I am in need of flooring and pretty much decided on vinyl plank flooring. I can get 12 mil but no idea if that is junk, I think 22 mil is my next option. Class B- single family, I intend to keep 10 years or longer. Any experiences?"*

– Ken, NY

*I usually go with the 5 mil Allure gripstrip or the 12 mil Allure clicklock. They're okay. The 22 mil is probably better than those. My installs aren't as thorough as others' might be, since my handyman or husband installs rather than a real flooring guy. So when you're looking at your flooring, know that they'll perform better when properly installed.*

– Deanna, TX

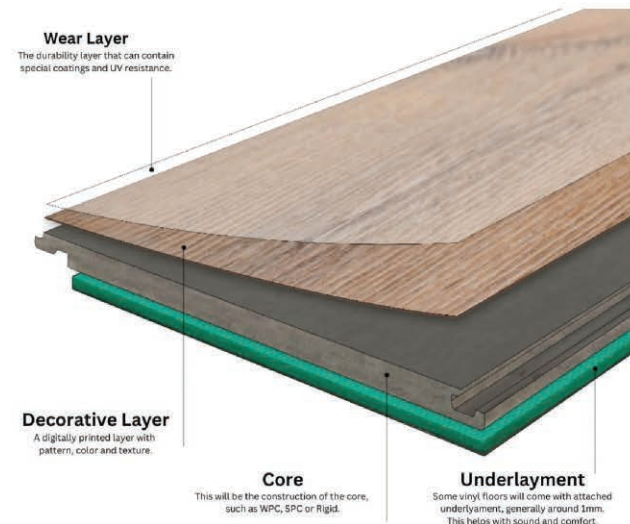
*In my rentals, I've installed a lot of the Lifeproof 22 mil LVT from Home Depot and have had zero issues. The stuff is bombproof.*

– Tim, CA

*My last floor, I bought pre-finished oak hardwood. It was the same price as decent quality vinyl plank, and cheaper than the top end vinyl plank.*

*Install cost me slightly more and tenants have a better chance of damaging it, but it sure looks good. Higher quality rental where the wow factor is a big plus. Also, rented to an economic level where tenants tend to take better care of things. As long as some tenant doesn't actually set fire to it, it should outlast any vinyl.*

– Oregon Woodsmoke, ID



Vinyl Plank flooring with foam backing

*I'm about to decide that the foam backing and rigidity of the layer under the surface is as important as the thickness of the wear layer itself. I put down some Shaw brand that was only 12mm but had a very nice foam backing and pretty rigid core a couple of years ago. It is outperforming a 20mm no name brand that had no foam backing that I put down about the same time.*

– MikeA, TX

*Has anyone tried glue down vinyl plank? They have glue where you can pull up the damaged planks and replace them.*

*We just put in our RV... It has done well in a commercial building... a few planks were damaged and the installer had it fixed quickly.*

– Deb M, NV





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*Big YES on glue down LVP: we have standardized on and used in numerous houses and apartments for the last several years. Looks great, easy to maintain, very pet friendly, relatively inexpensive to install, has held up incredibly well.*

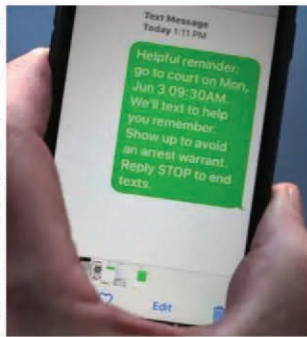
*What we've used is tough (I test it by scraping a sample as hard as possible with tip of key or other pointed object). We have only had to replace maybe 2-3 pieces in 8 years and 20+ rentals). Easy, peasy to replace: pull up and put down new piece. (make sure the right glue is used for the original install).*

*We also provide every new tenant with floor cleaning instructions and a microfiber mop. . .*

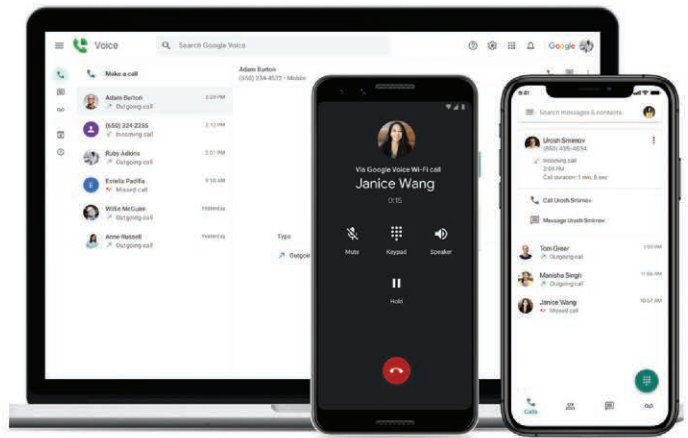
*– Rebecca, AL*

## TEXT MESSAGES AS EVIDENCE

Text messaging is now the most popular method of communication between landlords and residents. However, this becomes a little bit tricky if you need to use any of the prior text messages as evidence in court. The challenge with presenting text messages in court is that many courts do not allow you to bring your cell phone with you or they may keep the entire cell phone as evidence.



1. Take screen shots and email the text messages to yourself. Then print them out. For me it shows at the top who I am communicating with, then all the messages. Print 3 copies: one for the defense, judge, and yourself.
2. Screen shot the text threads and send the pictures to Walgreens to print out 3 copies. Check for store discount coupons. They are usually 50% off.
3. More than one landlord shared how they like using Google Voice with their residents. The landlord found it easier to print out text conversations this way.
4. Before deciding on whatever format to use for presenting evidence, it is recommended that you first call and ask how your judge/court wants it handled. So that way you can provide whatever format the judge prefers. Note: one landlord even said her court required everything to be submitted online before the hearing.



Google Voice application

*In my experience, telephones aren't allowed into the courtroom. However, this is an advantage of using Google Voice: You can open it from a computer and easily print off screen shots. Be prepared by taking pictures of the text conversation and having those pictures as evidence in the likely event you aren't allowed to bring your phone.*

*– Jason, VA*

*My experience with this is that it must be downloaded and printed. It cannot be a cell phone shown in court. The court likes to keep evidence and cannot keep my phone.*

*I simply take screen shots and email them to myself. Then, I can print out the .jpg files. It shows at the top who I am communicating with, then all the messages. Might be best to have a little before and a little after the conversation you are wanting entered into evidence. This will prove nothing was said before or after what you are showing that relates to the topic in interest. Print 3 copies (one for defense, judge and yourself). . .it is judge specific though. Make sure the format is what your judge prefers.*

*– Doogie, KS*

*Ditto Google Voice. That's the number I use for my tenant interactions. The nice feature is that I can print a lot more of a conversation on one page.*

*My court required everything to be submitted online before the hearing. . .*

*– Robin, WI*

*If you have an iPhone and an Apple computer and your tenant has an iPhone, you can print out text messages from your Apple computer. You can also send and receive text messages on your computer to other Apple computers and tablets and iPhones.*

*– Ken P, CA*





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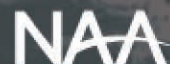
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# Santa Barbara Happenings

Terry A. Bartlett – Reetz, Fox & Bartlett LLP



## SB City Council Passes “Renoviction” Tenant Protection Bill

With a 4-2 majority vote, the Santa Barbara City Council passed the “renoviction” ordinance, which include penalties on landlord improvements. These are: a 10 percent cap for rent increase after renovations, adding a requirement for a third-party contractor to confirm that the removal of tenants is necessary to complete any renovations, and a one-year break between the property owner’s purchase of the property and renovations or demolitions for properties with 5 or more units.

While this ordinance looks to help tenants, property owners and developers feel these amendments restrict their ability to improve their properties and disincentivize their desire to do so.



Image Santa Barbara City Council Youtube channel

## New Project for More Storage Units and Micro-Apartments in Downtown SB

The Santa Barbara Planning Commission has approved a construction and renovation plan in Downtown SB that will add 760 self-storage units and 44-micro apartments. The micro-apartments will each cover about 360 square feet in the 102 W. De la Guerra St. building. Two units will be dedicated to moderate-income individuals and two to very-low-income individuals. The self-storage units will be in a new building as well as a renovated building on West Canon Perdido Street and Chapala Street. 44 bicycle parking spaces will be included, though no vehicle parking spots are currently planned to be added.

As more and more housing units are being added in Downtown SB, the city will need to improve parking availability as problems continue to get worse.



Image, Multi-Story Project Proposed, 102 W de la Guerra, Noozhawk.com

## Developer’s Plan in Buellton

Developer and Landlord Ed St. George rolled out a conceptual plan for the recently closed Pea Soup Andersen’s Restaurant. St. George purchased the iconic property five months after the restaurant had closed. The developer has stressed that nothing is final and the plan for 125 one-bedroom condominiums, offices, a gym, and a restaurant is not final. The four-story Art Deco style building will pay homage to the former restaurant with its design style, while also possibly re-introducing the Pea Soup Andersen’s Restaurant as a favorite eating spot.

No matter what the final plan may be, the building will fit the Art Deco style that the city of Buellton has specifically outlined for the Avenue of Flags. Apartments and other buildings in the Art Deco style have already been approved by the city’s planning commission.



Image, keyt.com

## Periodic Housing Inspections Approved for Properties in Isla Vista

Landlords in Isla Vista will now be held to the standards set by the government’s pilot rental inspection program put in place by the Santa Barbara

*Continued on page 37*



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the pain of change**

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County Board of Supervisors. Stemming from the county's emphasis on cliff safety, the rental inspection will cover mold, structural, plumbing or heating, and other minor violations across the 87% of Isla Vista residents which are renters. The board is planning for the program to only last one year, though they will evaluate their results and determine if more consistent inspections are necessary.

By June 28, Property owners and landlords need to report the units they rent out to the Planning and Development Department. Then, either the property owners or a landlord will be notified 15 days before the inspection of their property. In an example of government overreach and lack of respect for privacy, the inspection may proceed regardless of whether the property owner or a tenant of the property is present at that time. Inspections will begin on Del Playa Drive, though not every house in Isla Vista will be inspected. All inspections will be completed before UCSB students begin their fall session.

### **SB Unified School District to Build Affordable Housing Units**

In conjunction with developers Red Tail Acquisition, the Santa Barbara Unified School District plans to build 136 total units meant for teachers and staff of the district. The plan consists of two developments, both of which include units for low-income individuals. Teachers have responded greatly to these plans and show major interest in living in these future developments. 63% of district employee households are moderate-income households or lower, making 120% or less of the \$101,000 median income of the area. So, an income of \$121,000 a year now qualifies you for taxpayers subsidized housing in SB.

106 units are planned to be constructed on the 4-acre Tatum property in the Eastern Goleta Valley, an undeveloped land adjacent to El Camino Elementary School on 5020 San Simeon Dr. All units will be affordable, though they range from one, two, and three bedrooms.

30 more units will be built at 915 E. Montecito St. designed for teachers to live in. These units hope to incentivize the retention of teachers in the district.



*Image Noozhawk.com*

### **SB City Council Plan to Improve "Right to Counsel" Program Approved**

With the city council's approved plans and extended

funding, the Legal Aid Foundation has hired a fourth attorney and more staff to their organization. They plan to accept more cases regarding low-income households facing eviction. The foundation expects to hit their goal of taking on 80 cases by the end of September 2025.

In other words, the city has approved the use of tax-payer funding to assist people who do not pay their rent charges. While the program's spending is under budget, their spending will only increase as they begin to take on more cases. Though the program currently lacks the data to justify itself, the next year will be indicative of the program's failure or success.

### **Los Angeles Mayor Looks for Employee Reductions and State Bailout After Accruing \$800M Deficit**

Karen Bass, Mayor of Los Angeles, plans to let go of 1,647 city staff employees, 2.7% of the city's total workforce. With an average city employee salary of roughly \$135,000, the layoffs would save just over a quarter of the city's \$800M deficit. For the current fiscal year, the city projects a revenue of \$140 million below original projections, and \$79 million less for the upcoming fiscal year. The city has already spent \$300 million more than anticipated for this current fiscal year. Let's not let this happen here.

The city has failed to adjust to the perverse incentives encouraging homelessness, the technological changes of the past 5 years, and the changing tastes of consumers, specifically regarding the entertainment industry. Maybe help for people with mental illness and substance abuse issues should be prioritized.

### **Declining Foreign Housing Buyers Providing Hope for Future American Homeowners?**

Despite the rising housing costs, protections against foreign buyers purchasing American properties are non-existent. Many foreign investors are turned off by or selling their American properties. European, Asian, and Canadian investors are moving out at a rapid pace. The Canadian "Snowbirds" and real estate investors own roughly 13% of the homes purchased in 2024.

Though most illegal immigrants don't purchase homes, they do rent and occupy housing. Deportation and requiring lawful entry status play a major role in declining the demand of housing.

The demand for Airbnb's has dropped due to high taxes, high insurance costs, a drop in tourism due to inflation, and more. The sale of these homes, along with those owned by foreigners and illegal immigrants, will provide more availability for Americans looking to purchase.

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





## SBRPA MEMBERSHIP APPLICATION

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Street address	# of Units
Total # of units	

### PROPERTY OWNERS AND MANAGER MEMBERSHIP APPLICANTS

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Annual dues: \$200.00 + Unit fee for all units owned/managed at the time of application or renewal	\$200.00
• Unit fees for units 1-200 = \$5.00/unit	
• Unit fees for units 201 and up = \$1.50/unit	
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• Legal Action Fund \$30 ( <i>preserve and protect your rights and ability to provide quality housing</i> )	
• Issues PAC \$30 ( <i>preserve &amp; advance member inrterests via political advocacy at local govt levels</i> )	
• Education PAC \$30 ( <i>programs/seminars/events to support rental property owners</i> )	
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Rev 06/22/2023





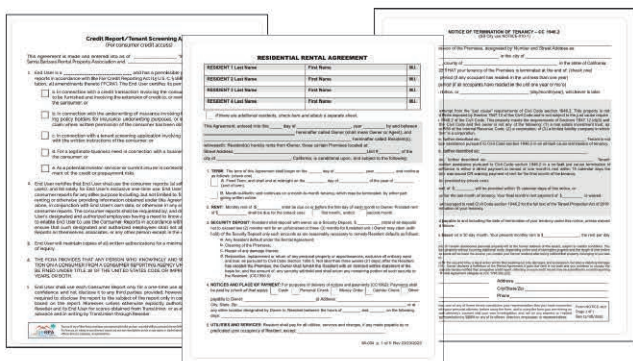
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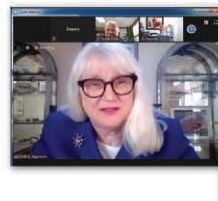
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## Join today!

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**AB 246**

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

**Current Text:** Amended: 5/1/2025 [html](#) [pdf](#)

**Current Analysis:** 05/12/2025 [Assembly Appropriations \(text 5/1/2025\)](#)

**Last Amend:** 5/1/2025

**Status:** 5/5/2025-Re-referred to Com. on APPR.

**Location:** 4/29/2025-A. APPR.

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

**Calendar:** 5/14/2025 9 a.m. - 1021 O Street, Room 1100 ASSEMBLY APPROPRIATIONS, WICKS, BUFFY, Chair

**Summary:** Current law provides that a tenant is guilty of unlawful detainer if the tenant continues to possess the property without permission of the landlord after the tenant defaults on rent or fails to perform a condition or covenant of the lease under which the property is held, among other reasons. 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:** 5/7/2025-Referred to Com. on JUD.

**Location:** 5/7/2025-S. JUD.

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

**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](https://drive.google.com/file/d/1bn1fEoWfhcfoxZMA86tO_WEVkhE0F8RS/view)  
**Memo**

**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. Conc.	Enrolled	Vetoed	Chapered
		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**  
Oppose                              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:** 5/7/2025-Referred to Com. on JUD.

**Location:** 5/7/2025-S. JUD.

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](#)  
**Current Analysis:** 04/26/2025 [Assembly Judiciary \(text 3/27/2025\)](#)

**Last Amend:** 3/27/2025

**Status:** 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was JUD. on 4/24/2025) (May be acted upon Jan 2026)

**Location:** 5/1/2025-A. 2 YEAR

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

**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, current 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. Current 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**                      **Priority**  
Oppose                                      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:** 5/1/2025-Failed Deadline pursuant to Rule 61(a)(2). (Last location was JUD. on 3/28/2025) (May be acted upon Jan 2026)

**Location:** 5/1/2025-A. 2 YEAR

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

**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**                      **Priority**  
Recommend                                      1  
Support



**AB 1248**

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

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

**Current Analysis:** 04/29/2025 [Assembly Floor Analysis \(text 3/24/2025\)](#)

**Last Amend:** 3/24/2025

**Status:** 4/23/2025-Read second time. Ordered to third reading.

**Location:** 4/23/2025-A. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chapters
			<b>Floor</b>					Conc.			
			1st House				2nd House				

**Calendar:** 5/15/2025 #22 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS

**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**  
Oppose

**Priority**  
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:** 5/7/2025-Referred to Com. on JUD.

**Location:** 5/7/2025-S. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chapters
			<b>Floor</b>					Conc.			
			1st House				2nd House				

**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 436**

**(Wahab D) Unlawful detainer: notice to terminate tenancy.**

**Current Text:** Amended: 5/1/2025 [html](#) [pdf](#)

**Current Analysis:** 05/07/2025 [Senate Floor Analyses \(text 5/1/2025\)](#)

**Last Amend:** 5/1/2025

**Status:** 5/6/2025-Read second time. Ordered to third reading.

**Location:** 5/6/2025-S. THIRD READING

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

**Calendar:** 5/15/2025 #104 SENATE SENATE BILLS -THIRD READING FILE

**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. This bill would extend the notice period described above, to terminate a tenancy on a tenant who is in default in the payment of rent, to permit the tenant at least 14 days, excluding weekends and judicial holidays, to pay the amount that is in default and due.

**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:** 05/09/2025 [Senate Appropriations \(text 4/9/2025\)](#)

**Last Amend:** 4/9/2025

**Status:** 5/12/2025-May 12 hearing: Placed on APPR. suspense file.

**Location:** 5/12/2025-S. APPR. SUSPENSE FILE

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. 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

**Notes:** Letter to Judiciary Done

**SB 522**

**(Wahab D) Housing: tenant protections.**

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

**Current Analysis:** 04/18/2025 [Senate Floor Analyses \(text 3/28/2025\)](#)

**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	Chaptered
		1st House				2nd House		Conc.			

**Calendar:** 5/15/2025 #60 SENATE SENATE BILLS -THIRD READING FILE

**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

**Notes:** On HBA Coalition Letter

**SB 681**

**(Wahab D) Housing.**

**Current Text:** Amended: 4/10/2025 [html](#) [pdf](#)

**Current Analysis:** 04/26/2025 [Senate Judiciary \(text 4/10/2025\)](#)

**Last Amend:** 4/10/2025

**Status:** 5/9/2025-Set for hearing May 19.

**Location:** 4/30/2025-S. APPR.

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

**Calendar:** 5/19/2025 10 a.m. - 1021 O Street, Room 2200 SENATE APPROPRIATIONS, CABALLERO, ANNA, Chair



(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	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 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	Chaptered
		1st House				2nd House		Conc.			

**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**  
1



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