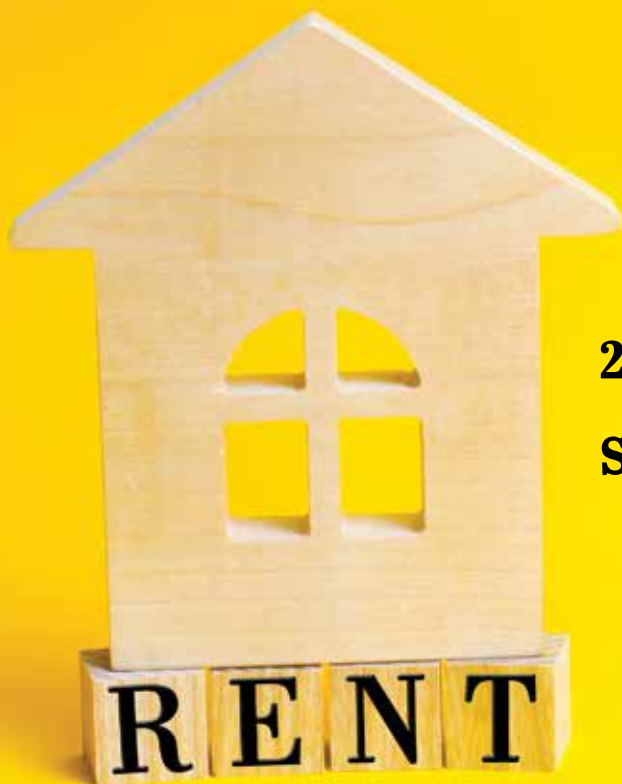


July 2025

SANTA BARBARA
RENTAL PROPERTY

news

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



2025 California CPI = 2.7%

Santa Barbara Rent Increase Cap

5% + CPI = 7.7%

AB1482 CPI Change: 2025 Rent Increase Cap.....	XX
NAA Event: RHALS, 7/30 to 8/1/2025 in Denver, CO	XX
New Business Partner: Meet DrBalcony	XX
Fair Housing Seminar: Rescheduled to 7/16/2025.....	XX



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Table of Contents

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

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July 2025

SBRPA President's Message 5
Betty L. Jeppesen, Esq., SBRPA President

Calendar of Events 9
Upcoming Industry Events – Virtual and Regular

CalRHA (California Rental Housing Association). 11
Legislative Update, Kate Bell, KateBellStrategies.com

California 2025 CPI Announced. 17
CalRHA releases AB1482 calculated rental rate increases

NAA – National Apartment Association. 19
RHALS (Rental Housing Advocacy & Legal Summit)

Introducing DrBalcony. 22
Meet our New Business Partner, DrBalcony

Business Partner Directory 25
Listing of SBRPA Business Partners

Fair Housing Seminar. 29
7/16/2025, Denise Cato CEO, Fair Housing Council of Orange County

Mr Landlord® 33
They Break It, You Fix It

Hello Golfers – 2025 Annual Fall Classic 38
Sponsor Opportunities, Sandpiper Golf Club

Santa Barbara Happenings 46
Terry A. Bartlett, Reetz, Fox & Bartlett, LLP

Directory of Products and Services.
Index of Advertisers

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President's Message

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



More good news from Friday, June 6, 2025. A U.S. federal appeals court ruled that the United States must face potentially billions of dollars in legal claims over a temporary ban on residential evictions during the COVID pandemic that affected millions of housing providers.

The Washington, D.C.-based U.S. Court of Appeals for the Federal Circuit in a 7-3 decision rejected the government's bid to overturn a decision by a panel of judges last year that refused to dismiss claims from housing providers seeking compensation caused by the eviction moratorium.

On August 7, 2024, a divided Federal Court Circuit panel, reinstated the claims against the United States in the case *Darby Development Company v. United States*, U.S. Court of Appeals for the Federal Circuit, No. 2022-1929. That case was filed by residential property owners over the eviction moratorium issued by the U.S. Centers for Disease Control and Prevention ("CDC") in September 2020 after the expiration of an earlier 120-day directive by Congress.

The CDC's order lasting approximately one year focused on combating the spread of the Corona virus.

The damages from rental property owners being blocked from evicting renters who were not paying rent have been estimated at tens of billions of dollars.

The lawsuit was brought under the U.S. Constitution's 5th Amendment "takings" clause arguing that the government had taken their private property for public use without just compensation.

In a filing in January, the government stated that the panel decision "upends over a century of precedent" and that the decision will have significant consequences in this case and others."

The June 6th ruling clears the way for the rental property owners' lawsuit to move forward. The United States may ask the U.S. Supreme Court to intervene to interpret the Constitution.

The technical analysis of the *Darby* case is that the government had argued that the CDC's eviction ban could not result in liability because it was "unauthorized."

The August 7th ruling reversed the Court of Federal Claims and held that the CDC's COVID-era eviction

moratorium plausibly constituted a physical "taking" of property under the Fifth Amendment of the U.S. Constitution. Although the CDC's actions may have lacked full statutory authority as the U.S. Supreme Court had held in *Alabama Association of Realtors v. HHS* the majority of the Federal Circuit rejected this argument, emphasizing the "authorization" in takings law does not strictly require valid statutory authority, so long as the government acted in good faith and within its general remit.

With the rehearing now denied on June 6th, the case will return to the Court of Federal Claims for further proceedings. The ruling carries significant implications for property owners seeking compensation for losses stemming from the pandemic-era eviction restrictions and signals that property owner lawsuits can proceed.

As I write this message, the April, 2025 CPI has just been published and will be effective for rent increases beginning August 1, 2025. The CPI for Santa Barbara County will be that for the State of California which is 2.7%. That means that for non-exempt properties, the maximum, cumulative rent increase in any 12-month period will be 7.7% (5% plus the CPI for our area of 2.7% = 7.7%). See page for 2025 CPI rates.

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

Sincerely,

Betty L. Jeppesen

President



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SBRPA Calendar



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 Orance 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 xx for Sponsorship Opportunities

july 2025

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4 HAPPY INDEPENDENCE DAY	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



Upcoming Events

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 xx

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

Welcome New Members

**Jonathan Wang, Eve Rappoport, Lyciah del Rosario, Jason Streatfeild,
Elaine Wency, Lauren Saltman & Erin Gorrell**

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CalRHA Legislative Updates

Kate Bell, KateBellStrategies.com



June 2025

Legislative Update – House of Origin Deadline

The deadline for bills to pass their *house of origin* (legislative house in which they were introduced), was Friday, June 6th. Fortunately, the industry made a successful push to oppose AB 1248 (Haney) on the Assembly Floor and the bill was sent to the inactive file, which means that it is dead for the year. It is now a 2-year bill, eligible to move in 2026.

AB 1248 would have limited the fees that a rental property owner could charge in addition to rent and have required those fees to be included in the rent and not charged as a separate fee. Although the author and sponsors amended the bill on June 2nd, the amendments did not address all industry concerns. For example, there was seemingly no provision for pass-through of government allowable costs such as RSO fees, capital improvement costs (e.g., seismic retrofitting), or taxes associated with public bonds. Furthermore, due to the “up-front” disclosure requirement, there is no provision for charging for services added in the future. Fortunately, holding AB 1248 on the Floor was a win for the industry the bill will be dealt with next year.



CA Assembly
Matt Haney

Here are other Floor outcomes of key legislation still moving this year:

Assembly Bill 246 (Bryan/D, Culver City) Social Security Tenant Protection Act. Prohibits a court from issuing a summons on a complaint for unlawful detainer (UD) that is based, in whole or in part, on nonpayment of rent or other charges, if the defendant experiences a loss of income during the pendency of a declared Social Security payment interruption. AB 246 passed to the Senate on a vote of 49-13.



CA Assembly
Isaac Bryan

Assembly Bill 306 (Schultz/Rivas) Building Codes. This bill would impose a six-year moratorium on the proposal or adoption of new state building standards and modifications to building standards affecting residential units (new and existing) from June 1, 2025 until June 1, 2031, with limited exceptions. CalRHA has taken a support position on AB 306, which passed to the Senate 71-0.



CA Assembly
Luz Rivas

Assembly Bill 863 (Kalra) Residential Rental Properties: Language Requirements. Requires a landlord seeking to terminate a lease to provide the tenant with a notice in Spanish, Chinese, Tagalog, Vietnamese, or Korean, as well as in English, if the lease was originally negotiated in one of those languages, or if the landlord has been notified by the tenant that one of those languages is the tenant's primary language. CalRHA has taken an oppose position on AB 863, which passed the Assembly 50-17.



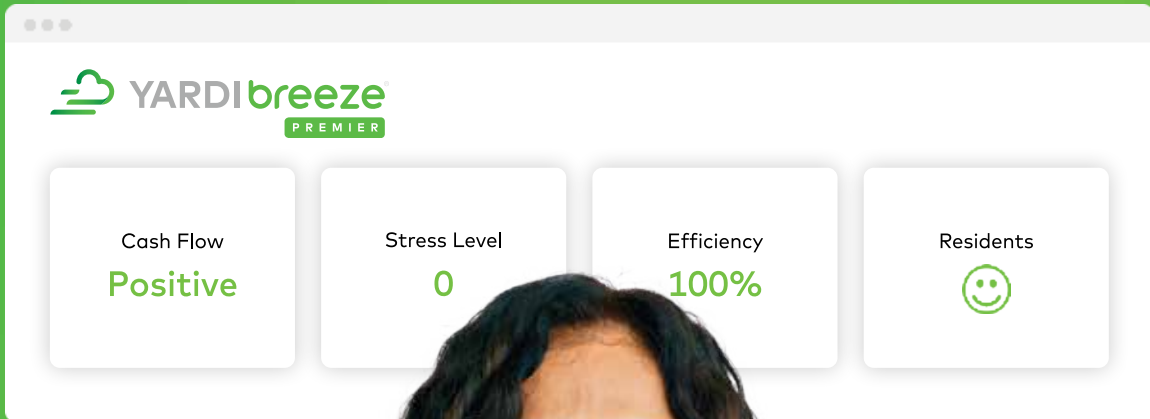
CA Assembly
Ash Kalra

Assembly Bill 1240 (Lee) Corporate Ownership. AB 1240 prohibits business entities that own more than 1,000 single-family residential properties from purchasing any additional single-family properties and leasing them out. CalRHA has taken an oppose position on AB 1240, which passed the Assembly 42-18.



CA Assembly
Alex Lee

Continued on page 11



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Senate Bill 52 (Perez) Rental Rate Algorithms.

SB 52 restricts the use of rental pricing algorithms. Specifically, it bans offering such algorithms to competitors in the same or related market, prohibits knowingly using these algorithms, and forbids incorporating nonpublic competitor data into any rental pricing algorithm. CalRHA has taken an oppose position on SB 52, which passed the Senate 28-9.



CA Senate
Renee Perez

Senate Bill 384 (Wahab) Preventing Algorithmic Price Fixing Act: prohibition on price-fixing algorithm use.

This legislation would ban the creation and employment of pricing algorithms that use the confidential, competitive data of rival companies. CalRHA has taken an oppose position on SB 384, which passed the Senate 28-10.



CA Senate
Alisha Wahab

Senate Bill 436 (Wahab) 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 passed the Senate 26-10.

Senate Bill 522 (Wahab) 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 passed the Senate Floor 27-10.

Senate Bill 681 (Wahab) Housing. SB 681 is the Senate's housing reform proposal, but does incorporate provisions that limit fees that rental property owners may charge tenants. For that reason, CalRHA has taken an oppose position on SB 681, which passed the Senate 28-10.

Select Committee on Housing Finance and Affordability

Speaker Robert Rivas announced the Select Committee assignments.



CA State Assy Speaker
Robert Rivas

Of note, the following members were appointed to the Select Committee on Finance and Affordability:

- Assemblymember Anamarie Ávila Farias, Co-Chair
- Assemblymember John Harabedian, Co-Chair
- Assemblymember Patrick Ahrens
- Assemblymember Heather Hadwick
- Assemblymember Alex Lee
- Assemblymember Joe Patterson
- Assemblymember Sharon Quirk-Silva
- Assemblymember LaShae Sharp-Collins
- Assemblymember José Solache
- Assemblymember Greg Wallis
- Assemblymember Lori Wilson

Remaining Legislative Calendar for 2025

- 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

APPROPRIATIONS SUSPENSE OUTCOMES

AB 239 (Harabedian) State-led LA Disaster housing task force. PASS with amendments to delete HCD database

AB 246 (Bryan) Social Security Eviction Bill. PASS

AB 380 (Gonzalez) Price Gouging. PASS with amendments to limit timeframe, among other things

AB 1240 (Lee) Corporate Ownership. PASS on a B-roll call

SB 52 (Perez) Algorithmic Rent. PASS

SB 384 (Wahab) Algorithmic Rent. PASS

SB 448 (Umberg) Trespass sponsored bill. HELD - Author Surprised

SB 681 (Wahab) Housing. PASS with amendments to prohibit certain projects in coastal zones and changes to junk fee provisions

SB 789 (Menjivar) Vacancy Tax. HELD




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UPCOMING	Santa Barbara	8 Vacation Units (beach)	\$ 8,500,000
UPCOMING	Santa Barbara	Commercial/Apt. Repurpose	\$ 7,500,000
UPCOMING	Santa Barbara	5 Apartment Units	\$ 2,395,000
FOR SALE	Santa Barbara	10 Apartment Units	\$ 5,000,000
FOR SALE	Santa Barbara	3 Units + Land Development	\$ 2,395,000
FOR SALE	Santa Barbara	Multi-Family Land Parcel	\$ 995,000
IN ESCROW	Santa Barbara	4 Apartment Units	\$ 2,900,000
SOLD	Isla Vista	SFR Investment	\$ 1,900,000 (Buyer)
SOLD	Santa Barbara	14 Apartment Units	\$ 4,790,000 (Seller/Buyer)
SOLD	Isla Vista	5 Apartment Units	\$ 3,900,000 (Seller)
SOLD	Santa Barbara	5 Apartment Units	\$ 2,950,000 (Buyer)
SOLD	Isla Vista	Duplex	\$ 1,540,000 (Buyer)
SOLD	Isla Vista	8 Apartment Units	\$ 4,275,000 (Buyer)
SOLD	Lompoc	Commercial + Vacant Lot	\$ 885,000 (Seller/Buyer)
SOLD	Santa Barbara	6 Apartment Units	\$ 2,575,000 (Buyer)
SOLD	Isla Vista	SFR Investment	\$ 1,350,000 (Seller/Buyer)
SOLD	Santa Barbara	10 Apartment Units	\$ 5,020,000 (Buyer)
SOLD	Santa Barbara	19 Apartment Units	\$ 4,800,000 (Buyer)

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New CPI Released for Determining 2025 Rent Cap Under AB 1482

The U.S. Bureau of Labor Statistics has just released the Consumer Price Index (CPI) data for April 2025, which is used to calculate the maximum allowable rent increase effective August 1, 2025, under California's rent cap law, AB 1482 (Tenant Protection Act of 2019).

This CPI data determines the annual rent increase cap for properties subject to AB 1482

calculated as 5% plus the percentage change in CPI, not to exceed a total increase of 10%.

The CPI table reflects the data used to calculate maximum allowable rent increases under AB 1482. However, please refer to your local ordinance or CalRHA affiliate because rent increases in certain cities may be subject to further restrictions.

Assembly Bill 1482 - State Rent Control Change in Consumer Price Index – All Urban Consumers

Under California's Tenant Protection Act of 2019 (AB 1482), rent increases are capped at 5% plus the local Consumer Price Index (CPI) change, or a maximum of 10%, whichever is lower. For rent increases taking effect on or after August 1st of each year, the relevant CPI is the one from April of that year. The specific CPI value varies by region as shown below. If your property is not located in one of the specified regions, use the California CPI.^{a,d,e}

As it is not listed separately, Santa Barbara should use the numbers shown for California CPI.

CPI Index (All Urban Consumers)	Annual % Increase (April 2024 to April 2025)	Rent Increase Cap (5% + CPI)	Max Allowable Increase (Subject to 10% Cap)
Los Angeles Long Beach Anaheim	3.0%	8.0%	8.0%
San Francisco Oakland Hayward	1.3%	6.3%	6.3%
San Diego Carlsbad ^b	3.8%	8.8%	8.8%
Riverside San Bernardino Ontario ^c	2.5%	7.5%	7.5%
California	2.7%	7.7%	7.7%

a) Source - U.S. Department of Labor, Bureau of Labor Statistics unless noted otherwise.

b) Beginning with the November 2017 data, indexes for San Diego-Carlsbad are published bi-monthly on odd numbered months only (January, March, etc.) and, therefore, the month of March is used.

c) Indexes for Riverside-San Bernardino-Ontario are published bi-monthly on odd-numbered months only (January, March, etc.), and therefore, the month of March is used.

d) Source: California Department of Industrial Relations (DIR). Source: <https://www.dir.ca.gov/oprl/CPI/PresentCCPIchange.PDF>

e) Tenant Relief Act (2021) Amendment - For rent increases effective on or after August 1st of each year, use the current Consumer Price Index for the region in which the property is located. All CPI percentages are rounded to nearest 1/10th of a percent.



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Welcome: RHALS 2025

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

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

Registration

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

Fees:

Affiliate: \$499

Attorney/Others: \$599

Registration fee includes: Access to all General Sessions, Educations and Wednesday Welcome Reception. Breakfast will be provided Wed., Thu., and Fri. Lunch will be provided Wednesday only.

NAA Refund and Meeting Policies are available at <https://naahq.org/rhals>.



Keynote Speaker: Teo Nicolais

Teo Nicolais, President of Nicolais, LLC and Lecturer at Harvard University, has over 2 decades worth of real estate, investment and education experience. At his real estate investment firm, he invests in rental housing properties in the Metro Denver Area. Teo also

served as the VP of the Apartment Association of Metro Denver (AAMD) and currently sits on the Board of Directors of the Colorado Apartment Association. He has served as the AAMD's Independent Rental Owner's Council Chair, a Director of the U.S. Fund for UNICEF and is a member of the Urban Land Institute. Teo has taught 95 courses at the Harvard Division of Continuing Education. He holds a B.A. in Economics from Harvard University and an M.S. in Real Estate Development from Massachusetts Institute of Technology (MIT).

Schedule

Wednesday, July 30

7:30AM–5:00PM	Registration, Capitol North Foyers
8:00AM–8:45AM	Networking Breakfast, Capitol South Foyers
9:00AM–10:15AM	Opening General Session (Keynote), Capitol 4 Ballroom
10:30AM–12:00PM	Legal and Advocacy Roundtable (LART) Capitol 4 Ballroom



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TWO ADJACENT PROPERTIES IN BUELLTON | 590 & 592 AVENUE OF THE FLAGS

590: (1)2BD/1BA, (13) STUDIOS ON 1.4 ACRES | 592: (8) STUDIOS ON 9,583 SF LOT

590 Avenue of Flags is a multifamily property featuring 14 units and provides ample on-site parking for both tenants and guests. All leases are month-to-month, allowing flexibility for rental adjustments in accordance with AB 1482 at various upcoming intervals. This property benefits from the District #2 Downtown Core Specific Plan, which supersedes traditional zoning and offers greater flexibility for renovation and redevelopment as part of 'The Avenue' revitalization efforts.

592 Avenue of Flags, The Farmhouse, presents a rare opportunity to acquire an 8-unit property with rich history and exceptional versatility. Ideally positioned, this unique asset offers strong potential for boutique wine country short-term rentals or continued long-term tenancy. Six of the eight units are designed with kitchens and separate living areas, catering to a variety of rental strategies. Recent upgrades include fresh exterior paint, new windows and sliding doors, a renovated roof, and a brand-new electrical panel installed in 2024.

Positioned just off Highway 101, Buellton serves as the Northern Gateway to the Santa Ynez Valley, home to renowned wineries, breweries, and other popular attractions.

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BEACHSIDE
PARTNERS

Wednesday, July 30 (continued)

- 12:00PM–1:00PM Lunch and Open Discussion, Capitol 4 Ballroom
- 1:15PM–2:15PM (Joint Session) Trump 2.0: What It Means for Multifamily in 2025 Capitol 4 Ballroom
- 2:15PM–2:45PM Networking Break, Capitol N. Foyers
- 2:45PM–3:45PM Concurrent Sessions:
(Legal) Do the Courts Still CARE(S) or Is It Just An Act? Capitol 4 Ballroom
(GA) Legislative Trends: How Policies Regulating Algorithms Impact the Rental Housing Industry, Capitol 5-7
- 4:00PM–5:00PM (Legal) Back Into the Storm: Disaster Management & Insurance Coverage Capitol 4 Ballroom
- 4:00PM–5:00PM Affiliate Exchange Session (Invite Only), Capitol 5-7
- 5:30PM–7:30PM Welcome Reception, The Lobby
- 7:00PM–10:00PM State & Local Dinner (Invite Only)

Thursday, July 31

- 8:00AM–5:00PM Registration, Capitol North Foyers
- 8:00AM–8:45AM Attendee Networking Breakfast, Capitol South Foyers
- 9:00AM–10:00AM Concurrent Sessions:
(Legal) Antitrust Law: Fair Play is the Name of the Game, Capitol 5-7
(GA) HAP: The Fight to Protect and Grow Our Communities, Capitol 4 Ballroom
- 10:15AM–11:15AM (Joint Session) Chevron Deference: And Then There was None, Capitol 4 Ballroom
- 11:30AM–12:30PM (GA) Myth Busting for Industry Advocates, Capitol 5-7
- 12:30PM–1:45PM Lunch on Own
- 1:45PM–2:45PM (Joint Session) You're Being Watched - The Rise of Attorney General Activity & Its Implications for Rental Housing Policy and Compliance, Capitol 4 Ballroom
- 2:45PM–3:15PM Networking Break, Capitol N. Foyers
- 3:15PM–4:15PM Legal Round Table Discussion, Capitol 4 Ballroom
- 3:15PM–4:15PM Affiliate Exchange Session (Invite Only), Capitol 5-7

Friday, August 1

- 8:30AM–9:45AM Attendee Networking Breakfast, Capitol South Foyer
- 9:45AM–10:45AM (Joint Session) Immigration Policy: Understanding the Effects on Rental Housing, Capitol 4 Ballroom
- 11:00AM–12:00PM Concurrent Sessions:
(Legal) Granting Access: Managing Amenities Through Purpose & Policy, Capitol 5-7
(GA) To PAC or Not to PAC: That's the Question! Capitol 4 Ballroom
- 12:00PM Conference Concludes

Education Sessions

Specific times and topics for Education sessions will be published on the NAA site: <https://naahq.org/rhals>

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SBRPA's Business Partners



Featured Partner: DrBalcony

As California's building safety laws tighten, property owners, HOAs, and management firms face mounting pressure to inspect and maintain elevated exterior elements (EEEs) like balconies, decks, stairways, and walkways. The stakes are high—noncompliance with SB-721 and SB-326 can lead to steep fines, denied insurance claims, and serious legal liability. But for thousands across the state, one name has emerged as a clear, efficient, and trusted solution: **DrBalcony**.

California's Legal Mandates for Property Owners and Managers

California's SB-721 and SB-326 laws were enacted to prevent tragedies like the 2015 Berkeley balcony collapse, which claimed six lives. These regulations require periodic inspections of EEEs in multi-family residential buildings, with deadlines rapidly approaching:

- **SB-721** (applies to rental buildings with 3+ units):
Inspection Deadline: Due by January 1, 2026
- **SB-326** (applies to condos/HOAs): Inspection
Deadline: Due by January 1, 2025

Despite these mandates, many property owners and HOA boards are still unaware of their obligations—or unsure how to comply.

This is where **DrBalcony** steps in. Their team simplifies the process, demystifies the requirements, and equips clients with inspection reports that hold up to audits, insurance reviews, and city scrutiny.



DrBalcony CEO
Omid Ghanadiof

What Is DrBalcony?

DrBalcony is California's first inspection-only company dedicated solely to SB-721 and SB-326 compliance. With over 4,000 inspections completed statewide, **DrBalcony** combines engineering precision, AI-enhanced tools, and industry-leading quality control to deliver detailed, unbiased inspection reports that meet all state requirements.

Unlike general contractors or repair-focused firms, DrBalcony is 100% focused on inspections—meaning no upsells, no conflicts of interest, and no vague recommendations. Just clear, accurate, and city-ready reports from licensed professionals.

What Makes **DrBalcony** Different?

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DrBalcony doesn't offer repair services—so clients receive objective assessments without pressure or upselling.

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✓ **Unbiased, Inspection-Only Approach**

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✓ **Digital, City-Ready Reports**

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have earned glowing reviews from homeowners, tenants, and professionals alike:

DrBalcony saved our HOA thousands while making the whole inspection process painless. Highly recommend.

– HOA Board, Orange County

Their detailed report and clear timeline made it easy to handle repairs and stay compliant – without guesswork.

– Property Manager, San Jose

Why Wait? Compliance Deadlines Are Around the Corner

As January 2026 approaches, cities are ramping up enforcement—and insurance companies are starting to request proof of EEE inspections. Noncompliance can result in:

- Fines of \$100–\$500 per day
- Insurance claim denials
- Delayed refinance or property sale
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The DrBalcony team onsite conducting inspections for SB 721 and SB 326.

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

We encourage our Business Partners to annually submit articles of interest to the magazine. Online applications can be requested from the office, admin@sbrpa.org or call 805-687-7007. For more information about Business Partners, contact our Chairperson, Lori Zahn at Lori@LoriZahn.com or call 805-451-2712.



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Denise Cato,
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- 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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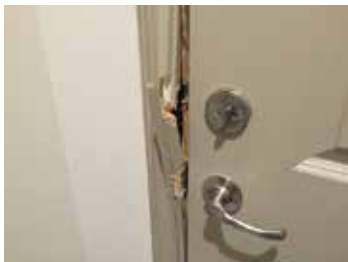
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Rental Owner Updates

THEY BREAK IT, YOU FIX IT, THEY PAY!

It is definitely not unusual for damage to be done in a rental that a resident is responsible for repair. Your lease may even clearly state that the resident is responsible for the repair. This was the case with one landlord who was waiting for the resident to fix a damaged door that was the resident's responsibility, and even asked other landlords how to handle the matter.



How do you handle if a tenant has not repaired a door that is their responsibility?

The response was somewhat unanimous. If they break it (damage it), you the landlord should make sure it is fixed correctly to your standards, then bill the resident and they pay for it.

Following are responses from the "Tenant has not repaired it." discussion

It's not her responsibility. It's your responsibility to repair the door and change her back. Tenant is responsible to pay for it. You're responsible to manage the project.

– NE, PA

Yes bill them. You fix to your standard. Also read your lease – mine has a provision on how rent money is applied. But you have to incur the expense and fix and bill them.

Ok . . . read your agreement. You fix it the way you want and pay for it and then bill them back. I have waited until they move and found [they] may [have] more damages and the security deposit is short, and collecting it at that point is difficult. Best to be proactive and take care of it now. It also helps to train the resident to take better care of things cause there are financial consequences.

– Plenty, MO

I would repair it after giving them written notice, then bill them. They might fight you but you are doing your part to safeguard your and the tenant's property.

– Ray, PA



My lease states tenant responsible for first \$75 of any maintenance repair on daily use basis and 100% of repairs due to negligence. This gives them a sense of ownership in which they might be more willing to take better care of the property when they know they're going to pay for repairs.

– Rich, IN

Clauses in my lease:

1) Damages or maintenance requirements must be reported to management within 24 hours. If not reported within 24 hours, additional charges shall apply for related accidents or consequential damages to persons or property.

2) Resident is not authorized to make repairs. All repairs must be pre-authorized by Management.

3) All payments shall be allocated to any outstanding balance due other than rent first. After all outstanding balances due for fees, fines, damages, or deposits are paid in full, the remainder of the payment shall then be allocated towards any rent balance.

SUMMARY: Report issues promptly or risk paying more and being liable. Do not repair yourself or hire someone. I'll have damages repaired to my standard. Add the repair costs to their account ledger. If not paid within 30 days, the allocation of payment clause lets me add a \$50 late fee each month it's not paid in full.

– MikeA, TX

20 years as a landlord and I prefer to keep my properties and the ones I manage for other owners in top notch condition at all times, fix it, bill them is how I handle it.

– Mary, MD

Save the Date!

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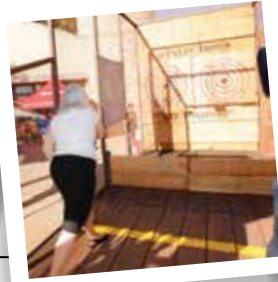
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Hello Golfers!

I hope this message finds you well. I'm reaching out with both excitement and a personal invitation to be part of something special, this year's SBRPA Fall Classic Golf Tournament happening Friday, October 10, 2025, at Sandpiper Golf Club. YARDI has already agreed to be the Title Sponsor and sponsor the putting contest again this year!

Many of you have been the backbone of this event over the years, helping build what was once a no-fuss, all-fun tradition of community, camaraderie, and commitment to SBRPA. I've heard the stories about the original Glen Annie days, familiar faces, easy swings, and longtime sponsors who showed up simply to support a cause they believed in and enjoy some time together on the green. That spirit is exactly what I'm hoping to bring back this year, while also continuing to welcome new energy and partnerships into the fold.

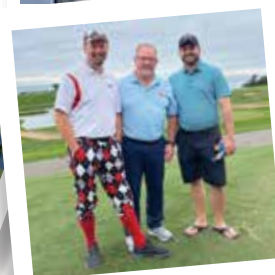
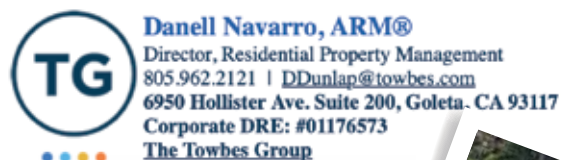
We've got a great lineup of sponsorship opportunities this year (see flyer), from high-visibility Title and Gold Sponsorships to interactive options like the Putting Contest, Tee Box Activations, and Swag Bag placements. Whether you're a seasoned golfer, a social sponsor, or just enjoy "hitting the balls and shooting the breeze," there's a place for you here.

I'll be following up personally in the coming days with a phone call, I'd love to reconnect (or meet if we haven't yet), answer any questions, and hear how we can make your involvement meaningful this year. If you already know your preferred level of sponsorship, feel free to reply directly and we'll lock it in.

Let's make this year the rebirth of a beloved tradition, fun, relaxed, and filled with familiar and fresh faces alike.

Looking forward to seeing you on the course!

Warm regards,





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Santa Barbara Happenings

Terry A. Bartlett – Reetz, Fox & Bartlett LLP



8 Story 270 Unit Apartment Building Proposal Behind SB Mission One Step Closer to Approval

The eight-story apartment complex project includes 270 units between the Santa Barbara Mission and the Museum of Natural History. The complex includes 54 low-income units, 445 parking spaces, and 255 bike spaces. It would also feature amenities for residents, such as lobbies, a gym, a pool, and decks. The City of Santa Barbara rejected the application on May 12th. Developer So Cal Industries will have until August 10th to respond to the issues.

Mayor Randy Rowse disapproves of the proposal, claiming the city is facing too much pressure from the state to add and approve housing projects. Mayor Rowse highlights the detrimental impacts the project will have on the community in this historic location and advocates for its protection.

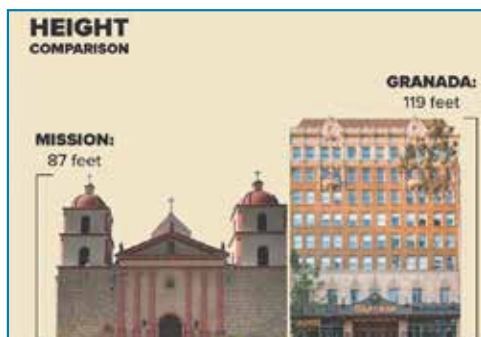


Image: Independent.com

Cottage Health Offers Assistance to Employees for Housing

Cottage Health offers housing support to certain employees who provide a minimum of 5% of their funds as a down payment. The support, which can reach up to 40% of the price of their home, maxes out at \$500,000.

The program is designed to incentivize talented individuals and health experts from all around the region who were previously deterred by the high cost of local housing. Cottage Health reports the program has already helped some employees close offers on homes they purchased.

Cottage Health hopes to open two sites to help provide more employees with housing by 2029. One site, at 2415 De La Vina St., currently the

location of the Cottage Rehabilitation Hospital, expects to have 44 homes. The other, located near the Goleta Valley Cottage Hospital, has scheduled 160 new units.

SB City Council Members Outline Their Three-to-Five-Year Plan

The City of Santa Barbara hired financial consultants to assist the council in creating a three-to-five-year plan for the city. The group brought the council together to brainstorm their aspirations and objectives for Santa Barbara in the next three to five years. It was less than successful. The seven-member council each stated one thing they wanted to see in the next few years:

- Mayor Randy Rowse wants to allow vehicles to access State Street
- Councilman Eric Friedman wants a clear financial plan that will help councils in the future budget better
- Councilman Mike Jordan would like financial stability.
- Councilman Oscar Gutierrez wants to see more free parking.
- Councilwoman Kristen Sneddon wants to stabilize rents.
- Councilwoman Wendy Santamaria wants rent control along with additional housing to be built to help business owners and employees afford living in Santa Barbara.
- Councilwoman Meagan Harmon wants housing justice. (whatever that means?)



Image: santabarbaraca.gov, (L-R: Oscar Gutierrez, Wendy Santamaria, Eric Friedman, Mayor Randy Rowse, Mike Jordan, Kristen Sneddon, Meagan Harmon)

Continued on page 37

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California Taxes and Regulations Cause the Highest Gas Prices in America

Gasoline prices are determined by five factors: costs of refining, prices of crude oil, distribution and marketing, taxes, and regulations. The taxes and regulations here in California add more than \$1.30 per gallon to the cost of gasoline, double the national average, and is one of the major reasons why California leads the nation in average gas prices. When factoring in a mix of the high gas tax, environmental requirements, regulations, surcharges, and other California-specific standards, Californians simply pay more. Experts further warn that California's climate mandates will cause a drop in fuel supply by 20 percent by the next year.

Compared to a state like Texas, which charges nearly two dollars less than California for gas, the mass exodus from California becomes even more expected.

L.A. County's Homeless Project Leaves Rooms Vacant and People Still Homeless.

Los Angeles County purchased 2,157 rooms intended to address the homelessness crisis. However, only 29% of those rooms have become occupied, after the county spent \$550 million on the properties. Similarly, the City of L.A. purchased 1,237 units for \$820 million, with 56% of the units being currently occupied, a better rate than the county, but still an ineffective use of taxpayer funds.

Problems with contract delays, bureaucratic delays, unexpected costs, and ill-advised deals have all led to the program's current failure. Even allegations of fraud plague the program, with lawsuits claiming \$114 million dedicated to the program were mysteriously lost. Due to these issues, countless motels and units remain empty while thousands still live on the streets of Los Angeles.

What we have been doing for the last ten years is not working. If we really want to fix the problem, we need to change our approach.

The Future of American Mathematics: Competing With the Rest of the World

The National Association of Scholars (NAS) and Freedom in Education (FIE) announce publication of the Archimedes Standards—a comprehensive set of model preK–12 mathematics standards designed to restore academic rigor, intellectual honesty, and instructional clarity to America's classrooms.

Currently, math instruction in America has been guided by standards that are vague in content, fragmented in structure, and often rooted in experimental pedagogies rather than educational substance. As a result, national performance has suffered: 73% of eighth-grade students fall below

the targeted proficiency level in mathematics, and in every state across the country, less than 37% of eighth graders meet grade-level benchmarks. Internationally, the United States now ranks thirty-fourth in mathematics despite vast expenditures on education.

The Archimedes Standards respond. The standards equip students to think logically, master foundational skills, and approach the world with the confidence of clear reasoning. Inspired by the legacy of Archimedes—a thinker whose logic and creativity shaped the ancient and modern worlds—these standards return mathematics to its rightful place: as the cornerstone of rational thought, scientific progress, and economic strength. Faster please.

Space Startup Promises New Faces in Santa Barbara County

Praxis, a startup backed by some of Silicon Valley's boldest names, has announced plans to build "Atlas" — a \$17.4 billion "defense-oriented space-port city" — at Vandenberg Space Force Base in Santa Barbara County. Its pronounced focus will be AI-powered weaponry.

According to reports, Atlas will support 50,000 residents, create 20,000 jobs—and supposedly turbocharge U.S. defense innovation.

But...50,000 new residents in SB County? I think the Board of Supervisors and some locals may have thoughts on that.



Image: Praxisnation.com

Property Rights are the Bedrock of Society, Critical to Individual Liberty and Economic Prosperity.

Property rights have evolved throughout history, from the philosophical debates between Plato and Aristotle to practical implementations like the Magna Carta, which established that "the crown's authority stopped where private property began." Modern property rights were advocated for by the early economists, John Locke and Adam Smith, who held strong beliefs about individual liberty.

The global alignment towards individual property rights is evidence of their efficacy, particularly the failure of traditional communism. The Soviet Union's command-and-control state is not a "viable alterna-

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tive to voluntary exchange between business and individuals.” While China has emerged as a successful example of a communist society, it has adapted its top-down structure through special economic zones and strengthening individual property rights. As the economy and property rights have increased, so has the quality of life, underscoring the connection between civil and property rights.

Effective methods of mitigating abuses of private property rights include resurrecting constitutional barriers, fortifying federalism, and increasing reliance on common law. Constitutional barriers are primarily defined by the Fifth Amendment, “America’s property rights wall,” affirming that no one may be deprived of their property without just compensation. The court system is designed to act as “mortar” for this “wall,” filling in the cracks as they appear. Federalism “is rooted in the knowledge that our political liberties are best assured by limiting the size and scope of the national government.” Strengthening federalism is an effective strategy to limit government overreach and, in turn, enhance individual rights.

Every person needs to be involved and knowledgeable about their own property rights. Policy makers must grasp the importance of every individual’s personal property rights and understand how critical these rights are to a free society.

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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