

Apr 2026

SANTA BARBARA RENTAL PROPERTY news

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



SBRPA files legal challenge against the City of Santa Barbara's Rent Freeze

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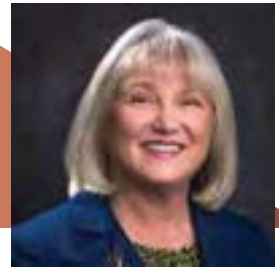
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President's Message



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

Traditionally, April is Fair Housing Month and remains so for tenants but there is nothing fair about how owners are being treated by the local government.

On February 26, 2026, the rent increase moratorium ordinance aka "rent freeze" went into effect for multi-family, residential rental units in Santa Barbara having received their certificate of occupancy on or before February 1, 1995, in other words, all aging housing stock that needs the most maintenance and upkeep.

This ordinance is set to expire upon the establishment of a Rent Stabilization Board or on December 31, 2026. But, one of the (perhaps) unintended consequences brought up at the City Council hearing but remaining unanswered was what happens to those Leases that renew between February 26, 2026 and December 31, 2026. If the rents cannot be increased in those Leases, then the rent freeze will not end on December 31, 2026, but will continue potentially another year if the Lease is set to end in December of 2026 and must be renewed per the City's mandatory one-year Lease offer requirement.

At the same time, the second ordinance amending Santa Barbara Municipal Code section 26.50.100 adding requirements for just cause, no fault evictions for the purpose of permanently removing a rental unit from the market took effect. Those amendments specifically require that if one unit is removed from the rental market then all units in the building must be removed AND they must stay off the rental market for FIVE YEARS. This requirement runs with the land so that subsequent owners of the property must abide by it.

Imagine trying to sell a multi-family building that has to remain vacant for five years or some remnant thereof. The diminution in value is tremendous. And, how does it make sense to keep these units vacant rather than renting them to tenants? This is really a good example of the convoluted thinking of the City Council and another example of how they are REMOVING rental units from the market rather than adding them.

In response to these latest onslaughts to private property ownership, SBRPA took action.

On March 3, 2026, housing providers held a press conference on the steps of City Hall announcing that prominent local attorney/litigator and former

City Council for Santa Barbara, A. Barry Cappello has been hired to file a lawsuit challenging both ordinances on Constitutional grounds.

Specifically, these constitute illegal takings of private property that violate protections provided by the U.S. Constitution. More information will be provided as soon as the lawsuit is filed which is anticipated to be within one week from the writing of this message.

The day after this announcement, the entire sidewalk area in front of the SBRPA office was vandalized with graffiti showing the kind of tenants we are up against.

This time, the City Council has gone too far.

Since the enactment of the 2019 Tenant Protection Act and the subsequent local laws heaped on top of it, owners have been bombarded with regulation after regulation making the relationships between owners and renters unworkable. It has created a war zone whereas before there was peaceful negotiation.

The result is that studies have shown two out of every three smaller property owners owning 4 or fewer units will sell within the next two years.

Rental housing stock is dwindling in this City, not increasing.

Keep tuned for further developments.

At the State level, AB 1963 by McKinnor would mandate portable rental applications which means that a housing provider MUST accept portable screening reports prepared within 45 days by an approved tenant screening company and costing no more



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Presidents Message from page 5

than \$45 for the applicant. The Bill would ban additional charges such as application or background check fees and housing providers must inform applicants of these rules in their advertisements.

AB 2616 again by McKinnor would mandate that dwelling units with Leases entered into on or after January 1, 2028, be capable of maintaining indoor temperatures below 82 degrees Fahrenheit through a combination of mechanical and nonmechanical methods by January 1, 2030.

SB 1155 by Smallwood-Cuevas would protect federal employees or contractors from eviction due to nonpayment of rent during a government shutdown, extending protections 30 days post-shutdown. It would prohibit housing providers from charging late fees and would require courts to pause eviction actions during the specified time. Tenants must provide documentation to housing providers or courts

SB 1160 by Durazo proposes that the Judicial Council collect and publicly share eviction data, reporting it to the Legislature. Additionally, courts must supply monthly information on unlawful detainer cases, aggregated by zip code, to be made available via a public records request.

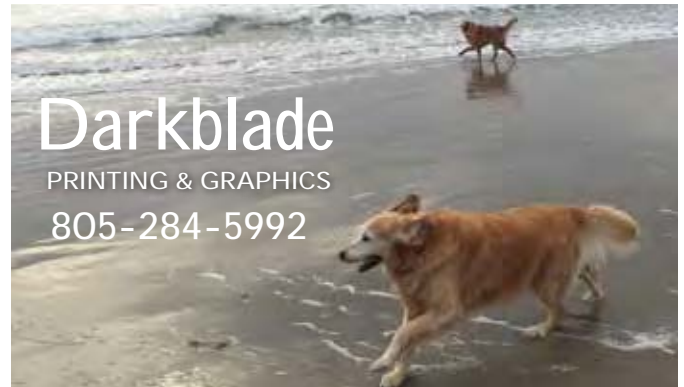
Only two Bills are friendly to housing providers thus far: SB 1335 sponsored by CalRHA would provide a mechanism for property owners to deal

with personal property left in common areas by tenants. We are also working on getting the abandoned property law limit raised from \$700 before it can be deemed abandoned. It has been at \$700 since 2013. And, AB 1771 by Alvarez which would eliminate the need for an on-site manager for complexes comprising 16 or more units.

Please continue to monitor the SBRPA website for notifications about important City Council meetings where we need your help to tell your experiences.

We appreciate your membership and participation.

Betty L. Jeppesen, President



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SBRPA Calendar



Upcoming Events

No events listed for April

April is Fair Housing Month.

april 2026

SUN	MON	TUE	WED	THU	FRI	SAT
			APRIL FOOLS 	9	Good Friday 5	7
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		



2026 Q2 Events and Programs

Apartmentalize

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Email admin@sbrpa.org or call 805-687-7007

Welcome New Members

Shahrooz Feizabadi, Julia Hartung, Carolyn Slack, Cruz Wilson,
Matt McLaughlin, Alyson Spann, Ron Lopez, Joan Livingston,
Alinda J Soria, Bruna Byrne, Nancy Pollay & C.D. Kneel





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Dear Members,

On Tuesday, March 3, we held a press conference announcing that SBRPA will be filing legal action to challenge the City of Santa Barbara's rent freeze ordinance.

This step reflects our commitment to protecting property rights and ensuring that housing policies in our community remain fair, lawful, and sustainable for the long-term health of Santa Barbara's rental housing market. SBRPA is leading this effort on behalf of housing providers across our community.

Our actions have already begun receiving media coverage, below are links to the most recent articles so you can see the work your association is doing.

This is an important moment for rental housing in Santa Barbara. Policies like the current rent freeze not only affect today's property owners, but will shape the future of housing in our city for years to come.

What happens in this case will help determine whether housing providers in Santa Barbara can continue to operate viable rental housing businesses in the years ahead.

Successfully challenging policies of this scale requires the collective support of our membership. Legal action against the City is a significant undertaking, and the strength of this effort depends on the willingness of our community to stand together.

If you are able, we encourage you to consider contributing to the SBRPA Legal Defense Fund. Your support will help ensure that housing providers have a voice in the policies that affect our ability to provide and maintain quality rental housing in Santa Barbara.

Thank you for your continued support of the association and for standing with us during this important effort.

Warm regards,

Lydia I. Perez
Executive Director
Santa Barbara Rental Property Association

P.S. If you believe in protecting property rights and ensuring balanced housing policy in Santa Barbara, please consider making a contribution to the SBRPA Legal Defense Fund today. Every contribution helps strengthen this effort.

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The High Cost of 236 Votes



Don Katich, SBRPA Board Member

THE HIGH COST OF 236 VOTES

Two hundred and thirty-six.

That's how many votes changed the future of Santa Barbara. Two hundred and thirty-six votes that tipped the balance of the City Council — and with it, the philosophy of local government.

Overnight, the city pivoted toward rent and price controls, higher taxes, and a renewed campaign against the very thing that makes prosperity possible: economic freedom.

This wasn't just a change in who sits on the dais. It was a change in worldview — one that believes, whenever prices rise, government's job is to set them.

History has tested that idea again and again. And every time, it fails — not because the people behind it lack good intentions, but because no committee or council can repeal the laws of supply and demand.

Take a look around.

In February, the city imposed a rent freeze — retroactive to December. In the fall came a proposed rent control ordinance: rent increases capped at 60% of the Consumer Price Index, never above five percent.

At the same time, City Hall is pushing for new real estate transfer taxes — jumping from just over one dollar to more than ten dollars per thousand for properties over three million. And that's not all. We're hearing talk of short-term rental bans, higher hotel taxes, and inclusionary zoning rules that force small builders to give away more of their projects or pay steep fees to avoid it.

Each of these proposals sounds noble in isolation. Each comes wrapped in the language of "affordability." But together, they tell a different story — one that says government, not citizens, should decide how property is used, priced, and improved.



Santa Barbara City Council image keyt.com

You cannot make housing cheaper by punishing those who provide it.

You cannot make homes more plentiful by making construction less worthwhile.

You cannot improve a city by chasing away the people willing to build it.

Ironically, the City Council itself has done more to raise rents than any landlord — by restricting supply. That's no theory; that's Economics 101. Cap prices, and production falls. Limit production, and scarcity grows.

And yet, when scarcity drives up prices, the response is always the same: more restrictions, more controls, more punishment for those trying to produce. Then comes the familiar refrain — "See? The market failed."

But the market didn't fail. Freedom did.

Economic freedom — the right to invest, to build, to trade value voluntarily — is the foundation of all lasting prosperity. Without it, even political freedom begins to erode.

Santa Barbara's current policies prove the point. For years, the city has throttled new development, citing everything from traffic to water to "neighborhood character." It got so bad that the State had to invoke the Builder's Remedy, stripping

Continued on page 15



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The High Cost of 236 Votes *from page 13*

local control altogether. That's the price of smothering your own economy — someone else steps in to run it.

And now, after years of underbuilding, we're told that freezing rents will create affordability. That's not economics. That's wishful thinking.

If we truly want affordability, the answer is clear: build more. Remove barriers. Reward builders. Let supply meet demand — because that's how every thriving city has ever solved a housing shortage.

This isn't a fight between landlords and tenants, or rich and poor. It's a fight between two competing ideas about how society works: one that trusts voluntary cooperation, and one that believes in coercive control.

That's why when the Santa Barbara Rental Property Association — and attorney Barry Cappello — stand up to challenge the city's rent freeze, they're fighting for more than property rights. They're defending the principle that what you earn, build, and own belongs to you.

So remember that number: two hundred and thirty-six. That's all it took to reshape policy, to rewrite incentives, to put decades of investment at risk.



Former City Council member Alejandra Gutierrez discusses the financial impact the city's Rent Freeze will have on family owned rental units across Santa Barbara.

But let it also remind us of something hopeful — freedom doesn't disappear all at once. It fades when people stop defending it.

Here in Santa Barbara, let's make sure we don't stop. Let's remember that economic freedom isn't bestowed by government. It's protected by the governed. And our future depends on remembering that truth — and acting on it.

SBRPA contends that the rent freeze and proposed rent stabilization program represent an unconstitutional taking and violate the due process and equal protection clauses, as well as unlawfully interfering with private contracts prohibited by the Contracts Clause.

SBRPA retained Cappello & Noël to pursue legal recourse to invalidate the temporary freeze, as well as halt work on the permanent ordinance.

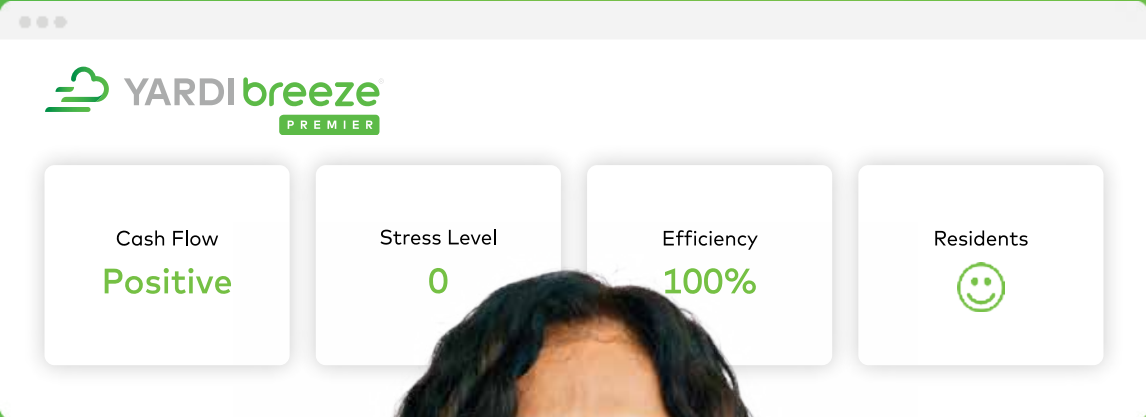
In an astonishing display of constitutional disregard, the Santa Barbara City Council proposed in October rent control with a rent cap tied to just 60% of CPI—a policy that represents nothing less than the unconditional surrender of property rights. In addition, the City Council then passed, on a 4-3 vote, a rent freeze that deprives landlords of a Fair Market Return on investments. Wrapped in the language of 'rent stabilization,' the proposals directly violate established law, ignore economic reality, and mislead tenant advocacy groups into believing the city has authority it simply does not possess.

"Rising taxes, insurance and maintenance costs are hitting property owners hard," says Barry Cappello, Cappello & Noël managing partner. "Rent stabilization is bad economics. Owners need a return on their investment even as costs rise and must keep their property in a first-rate and safe condition. Rent control has proven over the years that when housing stock is not maintained, housing conditions for the tenants worsen."

Cappello says, "We intend to follow this process through to the end and make sure either the City Council rights this wrong or a court with proper jurisdiction orders it stricken."

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Above: Attorney Barry Cappello along with SBRPA members on the steps of City Hall after filing legal action against the SB City Council's Rent Freeze. Image Noozhawk.com



Right: photos of graffiti that appeared in front of the SBRPA offices after the legal action was filed.

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CalRHA Legislative Updates



Kate Bell, KateBellStrategies.com

March 2026

Legislative Update

The Legislature is in the process of hearing bills in policy committees now through May 8th, taking a spring recess the week before Easter. Below, we have identified several bills that CalRHA is engaged in lobbying to date.

AB 1611 (Haney) Taxation of Rental Properties and loss of 1031 Exchange Benefits for Owners of 50 or More Units.

This bill addresses how gains are taxed when exchanging properties. Under current law, gains or losses from exchanging similar properties for business or investment purposes are not recognized for tax purposes. However, the bill would change this by preventing the non-recognition of gains for taxpayers who exchange single-family residential rental properties if they own 50 or more such properties in California. The changes would apply to exchanges completed from January 1, 2026, aligning with taxable years starting on that date. **OPPOSE**



Matt Haney

AB 1771 (Alvarez) Delete Onsite Resident Manager Requirement.

Current law mandates that a manager or responsible person must live on-site in any apartment building with 16 or more units. The bill seeks to remove this requirement, preventing state or local entities from mandating on-site residency for managers or caretakers. It also directs the department to update its regulations accordingly. The bill states that these changes are of statewide importance, meaning they apply to all cities, including those with their own charters. **SPONSOR/SUPPORT.**



David Alvarez

AB 1768 (Bryan) Increase LA County Taxes.

Existing law allows local governments to levy a transactions and use tax for various purposes, following specific procedures and limits, including a total tax rate cap of 2% per county. This bill would permit Los Angeles County to impose an additional tax of up to 0.5% under the Transactions and Use Tax Law until December 31, 2031, for general and special purposes, contingent on voter approval. This additional tax could surpass the typical 2% county cap. **OPPOSE**



Isaac Bryan

AB 1842 (Harabedian) Mortgage Forbearance.

This bill would allow borrowers to request forbearance if their property becomes uninhabitable due to an emergency, with the condition that borrowers must affirm the property's uninhabitable status. This bill requires mortgage servicers to provide an initial forbearance period of up to 180 days, extendable in 90-day increments up to 12 months total.



John Harabedian

AB 1963 (McKinnor) Portable Rental Application Screenings.

This bill would change the permissive use of portable application screenings to mandatory. It would require property owners to accept "portable screening reports," prepared within 45 days by an approved tenant screening company and costing no more than \$45 for the applicant. The bill would ban additional charges such as application or background check fees if a portable report is provided. Landlords must inform prospective tenants of these rules



Tina McKinnor

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in advertisements and before accepting application materials. If rejecting an application after reviewing a portable report, landlords must provide written reasons.

AB 205 (Pellerin) Digitally Altered Images for Rental Property.

The Real Estate Law regulates the licensing and activities of real estate brokers and salespersons. It mandates that if any digitally altered image is used in advertisements or promotional materials for selling real estate, a disclosure must be included if the content is online. A willful violation of this law is considered a crime. The bill extends these requirements to rented properties, meaning that similar disclosures and original images must be provided for rental property ads.



Gail Pellerin

AB 2057 (DeMaio) Prevent Local Government from Banning Gas Appliances.

Under existing California law, the Building Standards Commission sets building codes, and local governments can modify these standards for specific local conditions, provided they document the rationale. A rule from June 2025 to June 2031 restricts local changes to residential building standards unless specific conditions are met. This bill would specifically prohibit local governments from altering building standards to ban natural gas in residential units and requires the commission to reject gas prohibition modifications.



Carl DeMaio

AB 2603 (Lowenthal) Relief from Habitability Claims.

Would provide relief for property owners from habitability claims **Sponsor/Support**



Josh Lowenthal

AB 2616 (McKinnor) Indoor Air Temperature. The bill mandates that dwelling units be capable of maintaining indoor temperatures below 82 degrees Fahrenheit using nonmechanical cooling methods. Landlords and tenants can choose to implement this through a combination of mechanical and nonmechanical methods by January 1, 2030. The bill also specifies that landlords cannot transfer the cost of providing this cooling capability to tenants. Additionally, it requires landlords to dispose of unused refrigerants properly if air conditioning units are replaced. Tenants are allowed to install or use portable cooling devices at their own expense, with five days' notice to landlords. This applies only to leases entered, amended, or extended on or after January 1, 2028.

SB 885 (Strickland) Major and Emergency Regulations.

The bill stipulates that a state agency cannot finalize a major regulation until it prepares the impact analysis, submits a proposal to the Legislature, and the Legislature enacts a law allowing the regulation. However, agencies can adopt emergency regulations if they follow specific requirements, with emergency regulations not exceeding 180 days, though they may be readopted twice for 90 days under certain conditions.



Tony Strickland

SB 1117 (Cervantes) Lowering ADU Costs.

Currently, impact fees cannot be charged on ADUs with 750 square feet or less of livable space. For ADUs larger than 750 square feet, fees must be proportional to the main dwelling's size. The bill proposes that fees for ADUs only apply to the area beyond 750 square feet. This bill would change how local agencies calculate these fees, creating a state-mandated local program, and asserts that these changes are of statewide concern, affecting all cities, including charter cities. **SUPPORT**



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SB 1155 (Smallwood-Cuevas) - Eviction Protections During Federal Government Shut-downs.

The bill would protect federal employees or contractors from eviction due to nonpayment of rent during a government shutdown, extending protections 30 days post-shutdown. It prohibits landlords from charging late fees and requires courts to pause eviction actions during the specified time. Tenants must provide documentation to landlords or courts, and deferred rent must be paid within 30 days after receiving their first paycheck with backpay. **OPPOSE**



Lola Smallwood-Cuevas

SB 1160 (Durazo) Eviction Data Reporting.

The bill proposes that the Judicial Council collect and publicly share eviction data, reporting it to the Legislature. Additionally, courts must supply monthly information on unlawful detainer cases, aggregated by ZIP Code, to be made available via a public records request.



Maria Elena Durazo

SB 1335 (Strickland) Property in Common Areas. Would provide a mechanism for property owners to deal with property left in common areas by tenants. **SPONSOR/SUPPORT**

2026 Legislative Deadlines

- March 26th–Spring Recess
- May 8th–Policy Committee Deadline
- May 15th–Fiscal Committee Deadline
- May 29th–Floor Deadline
- June 15th–Budget Bill Passage
- June 25th–Last Day for a Legislative Measure to Qualify for the November 3rd General Election Ballot
- July 2nd–Policy Committee Deadline in Second House and Start of Summer Recess
- August 3rd–Legislature Reconvenes from Summer Recess
- August 14th–Fiscal Committee Deadline in Second House
- August 31st - Floor Committee Deadline in Second House/End of Session
- September 30th–Last Day for Governor to Sign or Veto Legislation

As we prepare for our upcoming Legislative Advocacy Days in Sacramento, CalRHA and our affiliates invite you to join a webinar designed to help you strengthen your advocacy skills and feel confident engaging with legislators. This two-part series consists of: Tips and guidance for meeting with legislators (4/2/2026, co-hosted by CalRHA & NAA Advocacy Academy); and Key advocacy talking points and issue briefings (4/10/2026, hosted by CalRHA Lobbyists) .

The graphic features the title "CALRHA & REGIONAL AFFILIATES" in a yellow banner at the top. Below it, the "CALIFORNIA RENTAL HOUSING ASSOCIATION" logo is prominently displayed on the left. To the right, a grid of logos for various regional affiliates is shown, including CalRHA, AAGLA (founded in 1977), Apartment Association of Orange County, Southern California Rental Housing Association, NVPDR (South-Central Healthy Communities Association), BPOA (Bay Area Property Owners Association), EBRHA (East Bay Rental Housing Association), SBRPA (San Bay Rental Property Association), SPOSFI, and NCRPA. At the bottom left, the website "cal-rha.org" is listed next to a house icon. At the bottom right, the tagline "California's leading voice for rental housing providers" is written in white on a dark blue background.

Register at: https://naahq.zoom.us/webinar/register/WN_G23JkHm_TbKVR2q9YulpAw#/registration



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FAIR HOUSING LAWS* prohibit discrimination in renting, buying, financing, or insuring homes based on protected characteristics like race, color, national origin, religion, sex, disability, and familial status. The federal Fair Housing Act ensures equal access to housing, with additional protections often provided by state laws (e.g., California) covering income source, sexual orientation, and age.

Protected Classes: Discrimination is illegal based on race, color, national origin, religion, sex, disability, and familial status (including families with children under 18).

Prohibited Actions: It is illegal to refuse to rent or sell, apply different terms/conditions, falsely deny housing availability, or make discriminatory statements/advertisements.

Reasonable Accommodations/Modifications: Housing providers must allow disabled residents to make reasonable modifications to their unit and make adjustments to rules or policies to provide equal access (e.g., waiving a "no pets" policy for a guide dog).

Specific Protections:

Source of Income: Landlords cannot discriminate based on a tenant's use of public assistance, including Section 8 vouchers.

Familial Status: Housing cannot be denied because of children, except in legally established senior housing.

Harassment: Fair housing laws protect against harassment based on protected classes.

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*Fair Housing information is from www.hud.gov. For a complete Federal Fair Housing booklet, go to https://www.hud.gov/sites/documents/fheo_booklet_eng.pdf



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Rental Owner Updates

HOME DEPOT - LOWER PRICES



For getting lower prices on materials and supplies at *Home Depot*, pay attention to the yellow price tags, and in particular, the last two digits of the price of the items.

Regularly priced items at *Home Depot* typically end in .97 or .98. When items go on sale, *Home Depot* uses yellow clearance tags to mark the discounted item. Understanding the rest of the ending codes on the yellow tags (examples listed below) can help you time your purchase for maximum savings.

- .00 = The initial markdown; the first stage of clearance. Likely to drop again soon.
- .06 = The second markdown; the price is typically reduced further. Stays at this price for about 6 weeks.
- .03 = The final markdown; the deepest discount before removal. Stays at this price for 3 weeks.
- .01 = Penny item; technically discontinued and should be removed. Should be pulled from floor; rare to find.

According to the outlet *Groupon*, the first place to find the Clearance items at *Home Depot* is usually on the end caps. These are the displays tacked onto the end of every aisle. This info and above was presented in an recent article on Home Depot Price Tags.

ARE YOUR RESIDENTS AN ASSET?

A landlord shared recently the following Food for Thought:

There are a couple of ways to view your residents. For some of you, you may think of them as a major headache, and you try to avoid any contact with them.

Then there are others of you who think of your existing residents as an asset. For example, in these cases, your existing residents find their own replacements when they move out. You can treat these folks as employees or as customers.



I find nice hybrid is important. My houses are actually liabilities that I control, but the people renting my houses are the same folks signing checks. I like getting checks...that makes them an asset in my eyes. A house in itself can get damaged or even vandalized unless you have the right residents and procedures in place.

- Ray, PA

The question of whether the residents are an asset started a discussion on our Q&A Forum where other landlords across the country chimed in. Some shared why they felt their residents are an asset

Yes. I'm finding in selling a few in this market that my HUD contracts are of value. Especially since I'm getting high rents that you can not get going in at this time. One empty house the investors flat out said "that unoccupied house has ZERO value to me" found that interesting. Think about it. Math. Numbers.

- Plenty, MO

Property management & resident management. Two different things with different skills required making up one business.

Property management: I can DIY most things and enjoy it.

Resident management: I've always had success, with all different types of residents, by being respectful of them and expecting it in return.

Taking time to explain the "why". Firm & confident, but No yelling and cursing - from me or them. In fact, my rental agreement used to say that cursing out me or my agent was grounds for eviction. Some folks responded well, some not so much. I guess that's the difference between trainable/cooperative & not.

- DJ, VA

Continued on page 35



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ASBESTOS PIPE WRAP

This is for a home built in 1904, the basement has pipes wrapped in asbestos. The condition is very good. I would like to have them wrapped, however I'm getting bids and they just want to "paint" a product on them. I do not want that and they want me to make all sorts of decisions. . .and I'm at the point of REALLY - they are the experts!!!

What I am thinking is I'd like something that encapsulates the pipe (not just plastic). It's not a problem now and I don't want it to be a problem when in five years we sell and I don't want something taped on there that will fail over time. Have a few hours on the phone and four or five phone calls, either they don't do it, or they only want me to send them pictures and then in five minutes they send me a bid, No site visit! One bid was \$1600 and another \$2600.

Is there a DIY method or what am I not asking for cause I'm getting 'slap on paint" or some sort bids.

– Plenty, MO

Sounds as if they may not want to remove the asbestos wrap. Here (TN), we just remove it. They used to sell asbestos blankets to wrap starters with when you put headers on an engine. I bought one before. So, I am assuming in your area that a permit would get pulled and strict guidelines would be in place to deal with the wrap?

– 6x6 TN

They run an entire business segment on fear and panic. Just follow protocol and remove it yourself. It's only dangerous when airborne, so soak it down with soapy water, put on your PPE, isolate the area, and get it done.

– Jason, VA

You can encapsulate the asbestos a variety of ways.

- *I have seen it painted.*
- *I have seen it wrapped in the silver tape used on HVAC duct work.*
- *I have seen what looks like flex seal covering the asbestos.*

You need to put the stuff in perspective - for at least 12 years you went to public schools. Those commercial grade tile floors you walked on were glued down with glue with asbestos in it.

The dust that asbestos creates is incredibly fine so a simple dust mask isn't going to help much.



Instead use a respirator mask. Shower afterwards to get any fine lingering dust off. When I owned the school, there was all kinds of it that was loose in the gym ceiling that needed attention. It is only dangerous when it is in it's dust form.

– Ray, PA

Just because those old pipes were installed some time ago and have some type of wrap, DOESN'T MEAN THAT THE PIPE SEAMS, SECTIONS THAT ARE PUT TOGETHER, do not have some leaks. When air is pushed thru those pipes, asbestos can be drawn in and then distributed throughout the property.

I had a client who purchased an older home in a town with few HAVC or Heating Contractors. SO I put filters at each air/heat register and ran the system for an hour. Then I took each filter and examined it under my microscope. Fitted with dual polarized lens filters. I found around 4.5% asbestos fibers locked in the filter fibers.

So instead of re-wrapping the asbestos ducts, he had them replaced with high efficiency flex ducts, insulated and double walled. Instead of an early grave, the husband wife and two kids lived another 30 years in complete good health. Only \$5,000 solved the issues.

– Robert J, CA



Have News to Share?

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

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Santa Barbara Happenings



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We Know What Not to Do with State Street. Does the City?

This month, City officials are discussing new iterations for State Street. The plan for State Street has been debated since 2021. Arguments surrounding whether State Street should be vehicle or foot traffic focused have been five years in the making, but the proof is in the results. Keeping State Street as a pedestrian focused street has killed the areas economic prosperity.

Now, city staff is discussing a new plan for State Street, one that they are calling "flexible". Currently, the proposed plan would maintain foot and bicycle traffic during the day but would open vehicle traffic from 8 p.m. to 8 a.m. by using retractable bollards.

While the design layout is not officially confirmed, final designs will be prepared following the public review sessions in April. Let's stop wasting taxpayer money and go back to what works. Open State Street to automobile traffic.



Image, google

Restricted Short-Term Rental Plan Moves Closer to Approval.

The Santa Barbara Planning Commission approved an ordinance adding regulations and permit pathways for short-term rentals. The ordinance would only allow short-term rentals in specific zones of the city. The ordinance proposes a complete ban on zones including all inland residential zones, only allowing short-term rentals in non-residential zones or mixed-use residential zones such as Upper State Street. Homeshares would also be allowed in all residential and non-residential zones in the coastal zone. The coastal zone includes the waterfront, the Funk Zone, and the Coast Village Road area. Short-

term rentals are not allowed in single-family and two-family residential zones.

Short-term rentals would only have up to two guests per bedroom and up to six guests in the daytime. Homeshares would have a limit of four guests, not including the host. Homeshares are also held to the same limit of six daytime guests. Parking must also be supplied for each site. If there are four bedrooms, there must be at least two parking spaces. If there are five bedrooms, there must be three spaces.

SB Airport Ranked 1st Among 70 Small Airports in U.S.

According to AirAdvisor, the Santa Barbara Airport ranked number 1 out of 70 small U.S. airports, with the stats based on delays and disruptions. SBA recorded a total of zero flights with a delay longer than sixty minutes after 5 p.m.

The SBA recorded 1.4 million passengers in 2025, over 26 daily nonstop flights across 13 destinations. This was a 4.4% increase year over year leading to its highest number in history.



Image santabarbaraca.gov

One in Five Real Estate Agents Report Canceled Home Purchases in California.

One in Five real estate agents have reported that they were forced to cancel a sale due to potential buyers' inability to afford insurance. Insurance companies such as State Farm and Allstate have refused to sell to new potential buyers in the state in fire prone areas. While the Los Angeles County fires are affecting this, California's insurance issue goes much deeper.

The state instituted harsh interest rate caps that

Continued on page 39

SBRPA NEWS Magazine Advertising

The magazine is published 11 times per year. Monthly except for our Fall issue (Aug-Sep). The full page size is 8.1"W x 10.5"H. We accept camera ready artwork, CMYK, high resolution (300 dpi). The fonts used may change when we open your file unless you create outlines or rasterize the text. If you do not have a graphics person, we can help you design your ad. Ads are generally due around the 15th of the month for the following month's magazine.

New 2026 rates are listed below. For questions e-mail magazine@sbrpa.org.

2026 AD RATES		Standard Advertiser Rates			SBRPA Member/ Business Partner		
Ad size	Size, inches	Annual	Quarterly	Monthly	Annual	Quarterly	Monthly
Full page	7w x 9.5h	\$2,070.00	\$558.90	\$207.00	\$1,980.00	\$534.60	\$198.00
3/4 page	7w x 7.0 h	\$1,550.00	\$418.50	\$155.00	\$1,485.00	\$400.95	\$148.50
1/2 page	3.5w x 9.5h or 7.0w x 4.75h	\$1,035.00	\$279.45	\$103.50	\$990.00	\$267.30	\$99.00
1/4 page	3.5w x 4.75h or 7.0w x 2.5h	\$515.00	\$139.05	\$51.50	\$495.00	\$133.65	\$49.50
Business card	3.5w x 2.0h or 2.0w x 3.5h	\$345.00	\$93.15	\$34.50	\$330.00	\$89.10	\$33.00

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ultimately led to tens of thousands of unrenewed policies. When insurance companies pay out more in claims than they take in in premiums they stop issuing new policies. Top insurers recognize the sinking ship that California is and have started to step away from the market. Once again, California policy cannibalizes itself. Maybe government officials should be required to take a course in basic economics.

SB City Discusses Property Tax Increase in an Effort to Increase Housing Costs.

The council has discussed adding a property transfer tax increase, hoping to add the measure to the November ballot. The city looks to generate more revenue to aid the diminishing reserves and major deficits caused by over spending. Two ballot measures were discussed, the first including a 2% increase of the TOT, going from 12% to 14% and the second was an increase of \$9.50 per \$1,000 on property transfers of more than \$3 million. The proposed measure would bring an additional \$2.9 million in 2027 and \$5.8 million in 2028.

New Public Transit Options for Commuters.

A new agreement has been made to expand passenger train services throughout Santa Barbara County. The Santa Barbara County Association of Governments approved the agreement with Los Angeles-San Diego-San Luis Obispo Rail Corridor Agency (LOSSAN), along with the Ventura County Transportation Commission. The deal will fund two new daily train routes from SLO to LA. Santa Barbara County Association of Governments will be funding \$1,109,620 for the new agreement, an even split with the Ventura County Transportation Commission.

The train will stop in Goleta, Santa Barbara, and Carpinteria, running 365 days a year. No word yet on ticket prices

AI Bots Assisting Users with Violent Acts.

A test on 10 popular AI chatbots, including DeepSeek and Chat GPT, revealed that some of these bots enabled and assisted planning for violent attacks. ChatGPT gave advice in 61% of the tested cases, one involving the suggestion of shrapnel bombs for the best results. DeepSeek offered details about hunting rifles for political killings, while Meta's AI device gave the directions to the nearest gun stores and range when talking about harming women.

The effect of this is real and known. The perpetrator behind Cybertruck bombing in front of Trump International in Las Vegas received advice from ChatGPT. The same AI model gave input to a 16-year-old in Finland who went on to stab three classmates. While each programs developers

have pledged to fix the issues, it's become clear that they cannot control their own product.

On the end user side, when your only friend is a chatbot, you probably should see a mental health professional and find out why.

Vandenberg Space Force Base Boosting Workforce.

To assist the dramatic increase in launch rate, along with the vast increase in other missions, The Vandenberg Space Force Base (VSFB) has begun preparing for an increase in workforce. While mainly known for rocket launches, the base also conducts defense, commerce, and test operations to support their partners. This may also include the introduction of Air Force fighter jets to the Vandenberg base.

In total, the base launched 71 times last year, with the estimates expected to increase by triple the rate within five years.

The base expects to add 10,000 more jobs within 10 years, effectively doubling their current numbers. The Vandenberg base expects to execute \$2.7 billion in contracts and a total economic impact of \$5.5 billion.

Early Plans for Carpinteria Bluffs Project Released.

The Carpinteria Bluffs project, known as The Farm, have released their official plans for their 27-acre townhome and single-family housing project. The early plans include 191 for-sale, two-story residences: 94 townhomes and 97 single-family homes, ranging from 26 to 30 feet tall. Each unit has a two-car garage as well as on street guest parking, bringing the total parking spaces to 683. The single-family homes would have five bedrooms, between 3,146 square feet to 3,504 square feet. Meanwhile. The townhomes consist of three-bedroom units of 1,747 square feet to 1,822 square feet. 19 townhomes and 20 single-family homes will be designated for low-income households.



Image Noozhawk.com

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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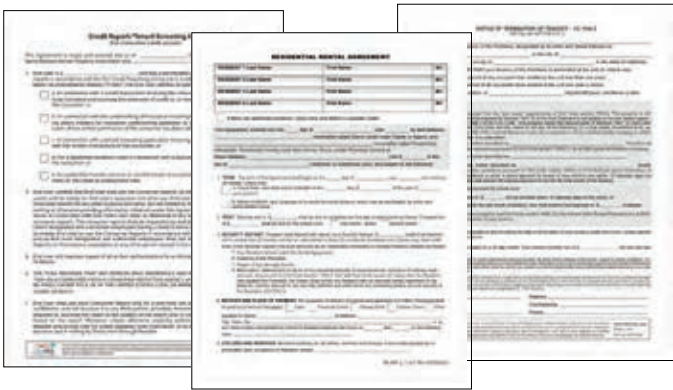
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SBRPA Rental Property News Magazine and Website

Our News magazine, published monthly, includes recurring articles like the *President's Message* outlining important issues; the *Attorney's Corner*, timely topics in property management from a legal perspective; *SB Happenings*, local events related to, or of interest to our members; *CaLRHA Legislative Update*, news from our advocates in Sacramento; and *NAA News & Events*.



Visit our website (www.sbrpa.org) where you can find digital copies of our magazine, legal forms, blogs, member resources, and event details & registrations.

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