

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

Upcoming Meetings & Events



MONTHLY MEMBER MEETINGS

Coffee Time – 1st Thursday of the month
New Member Orientation – 3rd Wednesday of the month

Coffee Time *Connect. Share. Support.*

Join fellow SBRPA members for a casual morning of coffee and conversation with other rental property owners, managers, and housing professionals. There is no formal agenda, just an opportunity to connect, share experiences, and build relationships within our community.

Registration is required to attend even though the event is free, as space is limited. Register at www.sbrpa.org

All SBRPA members & Business Partners are welcome!



1st Thursday of Every Month
9:00AM – 11:00AM

Location: Cody's Cafe
4807 Hollister Avenue - Santa Barbara, CA

Please note: This is not a legal advice forum.

New Member Orientation

Join us for our monthly New Member Orientation held online via Zoom at Noon on the 3rd Wednesday of each month.

3rd Wednesday of every month
Online (Zoom meeting) - 12:00-1:00pm

This complimentary session is designed to help new members get the most out of their SBRPA membership. You must sign up online at sbrpa.org. We will provide a basic overview of:

- How to navigate the SBRPA website
- Where to find forms, resources, and member tools
- Upcoming classes, educational programs, and events
- Monthly meetings and networking opportunities
- Member benefits and services available to you
- How to stay connected and engaged with the Association

Whether you are brand new to SBRPA or just looking for a refresher, this is a great opportunity to ask questions and learn how to maximize your membership.

Questions? Reach out via email: admin@sbrpa.org
or phone: 805-687-7007



SBRPA 123 W Padre St, Suite D, Santa Barbara, CA 93105
PH: 805-687-7007 • Email: Admin@sbrpa.org



FAIR HOUSING TRAINING Interest List Now Open!

Due to the overwhelming response and strong turnout at our Fair Housing class earlier this month, the Santa Barbara Rental Property Association is exploring hosting TWO additional in-person Fair Housing trainings at the end of June:

- Santa Maria
- Santa Barbara

We are currently building an interest list to help finalize scheduling, locations, and room capacity.

Who Should Attend?

- Property Managers
- Assistant Managers
- Leasing Consultants
- Maintenance Technicians
- Office Staff & Receptionists
- Night Managers
- Independent "Mom & Pop" Owners
- Housing Providers & Rental Operators
- Anyone interacting with residents, applicants, or Fair Housing processes

Why Attend?

- Fair Housing compliance is more important than ever. This practical and informative training will help attendees:
- Better understand Fair Housing requirements
 - Reduce liability and operational risk
 - Improve resident and applicant interactions
 - Stay informed on current regulations and best practices
 - Navigate real-world housing situations with greater confidence

Our previous class filled quickly and received excellent feedback from attendees across the rental housing industry.

Interested in Attending?

Join the interest list today so we can determine demand and finalize event details email us at admin@sbrpa.org with the location you would like to attend and how many people are interested in attending. Thank you!



SBRPA 123 W Padre St, Suite D, Santa Barbara, CA 93105
PH: 805-687-7007 • Email: Admin@sbrpa.org



CalRHA: Contact Your Legislators	15
Meet our New Business Partner: Mastertub Reglazing, Inc.	25
NAAEI: NAA Education Institute Courses	29





BEING NON-RENEWED?

Team Omnia can help!

For over 35 years, Omnia Insurance & Risk Solutions has been the local choice for insuring Condominium Associations, Apartment Complexes, and Rental Properties along the Central Coast.

OMNIA

INSURANCE & RISK SOLUTIONS INC.

Ready for anything.

(805) 563-0400 Omniains.com

4213 State Street, Suite 205 Santa Barbara, CA 93110

CA Lic# 0L60662

MEMBER OF
community
ASSOCIATIONS INSTITUTE



Table of Contents

SBRPA OFFICE

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

Office Hours:
Open but please call for
an appointment

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

SBRPA 2026 OFFICERS

President Betty L. Jeppesen, Esq.
1st Vice-President Danielle Holzer-Burkitt
2nd Vice-President Danell Navarro
Treasurer Mike Bruce
Secretary Rob Kooyman
Lydia Perez, Executive Director
Chris Agnoli, Director
Nick Gonzales, Director
Harold Goodman, Director
Don Katich, Director
Mike Lopus, Director
Andy Sillers, Director
Lori Zahn, Director

Graphic Design
Sharon Lum

SBRPA President's Message	5
<i>Betty L. Jeppesen, Esq., SBRPA President</i>	
Calendar of Events	9
<i>Upcoming Industry Events – Virtual and Regular</i>	
CalRHA (California Rental Housing Association)	11
<i>Legislative Update, Kate Bell</i>	
CalRHA Contact your Legislators Today	15
<i>Stop AB2350, SB1160, SB1296</i>	
Fair Housing Interest Lists	19
<i>Sign up for one of two potential Classes</i>	
Business Partner Directory	21
<i>Listing of SBRPA Business Partners</i>	
Meet our Business Partners	
<i>Master Tub Glazing, LLC</i>	
NAAEI (National Apartment Association Education Institute) . . .	29
<i>NAAEI Courses</i>	
Mr Landlord®	31
<i>Appreciation Luncheons</i>	

CENTRAL COAST PAVING

SERVICES SHOWCASED:
ASPHALT OVERLAY

COMMERCIAL & RESIDENTIAL

PARKING LOTS • DRIVEWAYS • SEALCOATING • OVERLAYS

**CALL TODAY
FOR A FREE QUOTE!**

805.665.3292

WWW.CCPAVE.COM



LIC# 1022233 C12

President's Message



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

SBRPA's lawsuit against the City, The Santa Barbara Apartment Association dba The Santa Barbara Rental Property Association v. City of Santa Barbara; City Council of Santa Barbara and Does 1 through 20 ("the lawsuit") that was filed in the United States District Court, Central District of California, Western Division as case number 2:26-cv-03602 is moving through the Court system. It is being challenged by the City of Santa Barbara ("City") with a Motion to Dismiss. Opposition papers will, at the time of this writing, be filed tomorrow, May 20, 2026 and the hearing is set for June 10, 2026. Our case states that the "rent freeze" and the additional requirements for taking a rental unit off the market including that it must remain off the market for 5 years and that this limitation "runs with the land" instead of with the ownership such that a new owner could not rent it either for the remaining portion of those 5 years are unconstitutional takings of private property. Who would buy such a property? These ordinances are not only taking immediate finances from property ownership, they are reducing the value of the property.

In the meantime, the City Council is taking money out of the City's Housing Element funds to fight our case.

We will keep you informed as the case progresses and invite you to continue making contributions to this legal challenge of the unconstitutional taking of private property.

On the legislative front, AB 1611 (Haney) Taxation of Rental Properties and loss of 1031 Exchange Benefits for Owners of 50 or More Units and AB 2609 (Caloza) Tenancy: additional rents and securities: common household pets were both held in policy committees.

Bills that are dead for the year include SB1155 (Smallwood Cuevas) Eviction Protection for Non-payment of Rent due to Federal Government Shutdown, SB 1246 (Durazo) Eviction Protection for Immigrants and AB 2064 (Sharp-Collins) Criminal History Protection which would have added "criminal history" to the list of protected characteristics in both the Unruh Act and FEHA.

Unfortunately, AB 1771 (Alvarez) which would have

eliminated the resident manager for properties of 16 units or more was also held in the Appropriations Committee.

SB 1365 (Allen) regarding price gouging rules, was amended when it came off Suspense and set the city population cap at 900.

The following Bills will be debated during the month of May:

AB 2350 (McKinnor) Consumer loans for rent obligations. This Bill would bar finance lenders, brokers, and program administrators from making consumer loans for rent obligations.

SB 1117 (Cervantes) – Currently, impact fees cannot be charged on ADU's with 750 square feet or less of livable space. For ADU's with larger than 750 square feet of livable space, fees must be proportional to the main dwelling's size. This Bill proposes that fees for ADU's only apply to the area beyond 750 square feet and 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 such as Santa Barbara.

SB 1160 (Durazo) regarding Eviction Data Reporting would provide that the Judicial Council collect and publicly share eviction data, reporting it to the Legislature. Additionally, courts would have to supply monthly information on unlawful detainer cases, aggregated by zip code, to be made available via a public records request.



THE LAW OFFICES OF
BETTY L. JEPPESEN

21 EAST CANON PERDIDO STREET, SUITE 207
SANTA BARBARA, CA 93101
(805) 450-1789
JEPPESENLA@GMAIL.COM

Residential + Commercial Income Portfolio Redevelopment Potential on Nearly 1 Acre

5400 & 5392-5396 HOLLISTER AVE • GOLETA, CA 93111



HOLLISTER AVE



DEVELOPMENT OPPORTUNITY

5400 HOLLISTER AVE

±20,473 SF Lot w/ Single Family Residence + 2 Additional Units

\$1,800,000

\$88/SF Land



6 RESIDENTIAL COTTAGES + 1 COMMERCIAL UNIT

5392-5396 HOLLISTER AVE

\$3,850,000

4.28% Cap Rate

\$5,650,000 Portfolio Price

\$276,908 Combined NOI

Located directly across from Goleta Valley Cottage Hospital, this two-property portfolio offers a compelling value-add and redevelopment opportunity on more than 41,000 SF of combined land. The offering features renovated residential cottages, stable commercial income, and additional upside through repositioning or redevelopment. Favorable zoning and oversized lots provide multiple paths to maximize long-term value. May be purchased separately or together.

**GOLIS
TEAM**

Leading the way in multifamily.

CONTACT TEAM GOLIS TODAY

STEVE GOLIS

805.879.9606 • sgolis@radiusgroup.com

CA LIC. 00772218

ANETA JENSEN

805.883.8599 • ajensen@radiusgroup.com

CA LIC. 01994822

JACK GILBERT

805.728.5561 • jgilbert@radiusgroup.com

CA LIC. 02197493

RADIUS
Commercial Real Estate

OFFICES IN SANTA BARBARA • VENTURA

RADIUSGROUP.COM

Presidents Message from page 5

SB 1296 (Durazo) concerning pet mandates in rental property advertisements and applications. This Bill would mandate that housing providers to clearly include their pet policy in advertisements and prospective tenants must acknowledge receipt of this policy or the housing provider must refund any application fee charges to the applicant without first disclosing the pet policy.

Finally, Governor Newsom released the May Revise of the California state budget and proposes to cut general fund spending by \$1.8 billion. The Legislature needs to pass the budget bill by June 15th, 2026. You can find the recap of the May Revise at the following site: <https://ebudget.ca.gov/FullBudgetSummary.pdf>.

Take action now and contribute to the legal action fund. Do not assume that someone is going to do this for you.

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

SBRPA LEGAL FUND

We need your help to fight Santa Barbara City proposed legislation. SBRPA joined 4 property owners to seek an injunction to stop the enforcement of the rent freeze. (*SBRPA v City of Santa Barbara, City Council of the City of Santa Barbara, et. al.*, U.S. District Court, Central District of Calif., Western Division, Case No. 2:26-cv-03602, April 2, 2026).

To contribute, go to
sbrpa.org -> Contribute -> Legal Action Fund



Lic# C20-483508

Don's HEATING & Air Conditioning Inc.

805-683-2233

Est. 1965

Summer Solstice is almost here, and climate change seems to be bringing us warmer summers. This is a good time to give us a call so we can schedule your semi-annual HVAC system maintenance: replace your air filters; inspect ducts, vents, coils & condensers; clear any dust & debris from outdoor areas; check electrical components and give your system a full tune-up.

Don't have AC? We can also give you a quote for a new HVAC system for your home or commercial building.

email: donsheatingsb@gmail.com

CARPETS
VINYL

DRAPES
BLINDS

JODY'S WINDOWS AND FLOORS

(805) 637-6343

JODYSWINDOWSANDFLOORS@GMAIL.COM

CONTRACTOR'S LICENSE #854700 • FAX (805) 564-2959

SOLD ◀ **7 UNIT INVESTMENT IN SANTA MARIA, CA**



Let us help you achieve your investment goals in 2026.



srb@BattagliaRE.com • www.BattagliaRE.com • CA DRE #01318215

Steven R. Battaglia
805.688.5333



SBRPA Calendar



Upcoming Events

Coffee Time – Recurring

1st Thursday of every Month 9:00AM-11:00AM
Cody's Cafe 4898 Hollister Ave., SB, CA

Join fellow SBRPA members for a casual morning of coffee and conversation with other rental property owners, managers, and housing professionals.

Registration is required to attend (even though the event is free), as space is limited. SBRPA members & Business Partners are welcome!

Register at www.sbrpa.org

Contact admin@sbrpa.org with questions.

New Member Orientation – Recurring

4th Wednesday of every Month
Zoom Meeting, starts at 12:00 noon

This Zoom session is designed to help new members get the most out of their SBRPA membership. We will provide a basic overview of our organization, how to navigate the website, where to find resources and member benefits.

Registration is required at www.sbrpa.org

Contact admin@sbrpa.org with questions.

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

William Lane Martin,
Carol L Gordon, Sherrie Taguchi,
Roger Goldtrap, Nancy Gottlieb

June 2026

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3 Coffee Time 9:00-11:00	4	5
6	7	8	9	10	11	12
13	14 Flag Day	15	16	17	18	19
20	21 Home Values Day	22	23 New Member Orientation	24	25	26
27	28	29	30			



2026 Q2 Events and Programs

Apartmentalize 2026

Wednesday through Friday, June 17-19, 2026
Ernest N. Morial Convention Center New Orleans, LA

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!

More information is available on the NAA's website: naahq.org.



image: Wikipedia



Danielle Holzer-Burkitt

805.962.3707

www.DMHProperties.net

danielleholzer@dmhproperties.net

DRE #01369548



Full service solutions for all your rental property needs.

Proudly serving all areas of Santa Barbara County.

Services Provided:

- All aspects of the leasing process
- Resident placement & screening
- Rent collection
- Marketing vacancies
- Serve legal notices
- Organize maintenance & emergency repairs
- Prepare monthly & annual statements
- Conduct random property inspections



We've Moved!

Come see us at
2027 Village Lane
Suite 204
Solvang 93463

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

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

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

CalRHA Legislative Updates



Kate Bell, KateBellStrategies.com

Budget Update

Governor Newsom released his May Revise of the CA state budget on Thursday, May 14th. He started by saying CA dominates in manufacturing, agriculture, innovation, referencing the three major IPSOs coming up later this year. The state is experiencing higher than projected revenues, but the May Revise still proposes to cut general fund spending by \$1.8 billion. As far as revenue proposals, the May Revise includes a limit corporate tax credits to either \$5 million or 50% of a company's tax liability, depending on which represents a higher share of the entity's tax bill, and extension of sales tax to software delivered electronically or "prewritten software". The Governor is proposing small business savings by proposing to cut first-year LLC filing taxes from \$800 to \$400 for tax years 2027-29. Release of May Revise begins the real negotiations on the state spending plan. The Legislature needs to pass the budget bill by June 15, which means it needs to be in print by June 12th to meet the 72-hour rule. The May Revise: <https://ebudget.ca.gov/FullBudgetSummary.pdf>



Gov. Gavin Newsom

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 than \$45 for the applicant. The changes would apply to exchanges completed from January 1, 2026, aligning with taxable years starting on that date.

AB 2609 (Calzoa) Pet Rent.

Existing law, until January 1, 2030, prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate, as specified, for a dwelling or a unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months before the effective date of the increase, subject to specified conditions. This bill would prohibit an owner of residential real property from charging a tenant additional rent in an amount in excess of 1% of the monthly rental amount due to the residence of a common household pet.



Jessica Calzoa

Legislative Update

We have now passed the policy committee deadlines. Fortunately, two more bills that we were opposing, AB 1611 (Haney) and AB 2609 (Calzoa) were both held in policy committee.

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



Matt Haney

The Appropriations Committees took up their Suspense files on Thursday, May 14th. Of the bills that we were opposing, the following were held so are dead for the year:

- **SB 1155 (Smallwood Cuevas) Eviction Protection for Nonpayment of Rent due to Federal Government Shutdown**
- **SB 1246 (Durazo) Eviction Protections for Immigrants**
- **AB 2064 (Sharp-Collins) Criminal History Protection** – This bill would have added "criminal history" to the list of protected characteristics in both the Unruh Act and FEHA.

CELMAYSTER MULTIFAMILY



Christos Celmayster

Partner

805.898.4388

christos@hayescommercial.com

DRE# 01342996



MIXED-USE

SOLD

706-708 E Haley St
Santa Barbara
Mixed-Use in Laguna District
Listing Price: **\$3,325,000**

SOLD near asking price within a week to a local 1031 exchange buyer. Christos represented the seller.

IMPROVED PRICE



6 SFRs



1107-1111 E Cota St
Santa Barbara
Six 3BD/2BA homes w/ 2-car garages
Now **\$6,500,000**

AVAILABLE



DUPLEX

2549 Treasure Dr
Santa Barbara
Samarkand Duplex
Price: **\$1,600,000**

SOLD



6 UNITS

601 Eucalyptus Ave, Santa Barbara
6 Units, all 2BD/1BA
Listing Price: **\$2,900,000**
Christos represented all parties.

COMING SOON:

- **7 Units in Carpinteria**
- **6 Units in Goleta**
- **Duplex in Santa Barbara**

Call or email for more details!

Unfortunately, the bill that we were supporting to eliminate the resident manager for properties of 16 units or more, **AB 1771 (Alvarez)**, was also held in the Appropriations Committee.

Finally, **SB 1365 (Allen)**, regarding price gouging, was amended when it came off Suspense to set the city population cap at 900.

Here is an update of the legislation that will be working on the Floor during the end of May.

AB 2350 (McKinnor) Consumer Loans, Rent Obligations - This bill would bar finance lenders, brokers, and program administrators from making consumer loans if a purpose of the loan is to pay any obligation under a residential rental agreement (including rent-split loans). **CalRHA is opposed to this bill and is working in coordination with a large coalition.**



Tina McKinnor

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.



Sabrina Cervantes

CalRHA is supporting SB 1117

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

CalRHA opposes SB 1160.

SB 1296 (Durazo) Pet Mandates in Rental Property Advertisements and Applications. Existing law prohibits landlords from requiring tenants to declaw or devocalize their pets as a condition for renting. The proposed bill mandates landlords to clearly include their pet policy in advertisements and rental applications. This policy must detail any breed and weight restrictions. Prospective tenants must acknowledge receipt of this policy. Furthermore, if a landlord charges an application fee without first disclosing the pet policy, they must refund the fee to the applicant.

CalRHA opposes SB 1296.

2026 Legislative Deadlines

- May 29th–Floor Deadline
- June 15th–Budget Bill Passage
- June 25th–Last Day for a Legislative Measure to Qualify for the 11/3 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



Have News to Share?

If you have news that may be of interest to SBRPA members, please submit the information to magazine@sbrpa.org.



COASTAL HOUSING
PARTNERSHIP

**FREE RENTAL
LISTING SERVICE**

**REACH LOCALLY
EMPLOYED
TENANTS**



[RENTALS.COASTALHOUSING.ORG](https://rentals.coastalhousing.org)

Reach over 45,000 local employees by listing your rental on rentals.coastalhousing.org. Employees of Coastal Housing Partnership's member companies can use the listing service to find local rentals that meet their housing needs.

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



STOP AB 2350 • SB 1160 • SB 1296

Take Action Today! Please call your representative in the Assembly and urge them to VOTE NO on the following bills:

AB 2350 McKinnor. Consumer loans: residential real property rental payments. Existing law authorizes lenders to offer loans to consumers for various purposes.

This bill would impose various requirements on loans provided to consumers for the purpose of advancing residential real property rent payments for certain finance lenders and servicers, including prohibiting more than 2 installment payments for the loans.

AB 2350 would effectively eliminate flexible rent payment services that many California renters rely upon to avoid late fees, maintain housing stability, and better align rent obligations with bi-weekly or variable pay schedules. At the same time, these services help ensure housing providers are paid in full and on time. This bill removes an important financial option for renters without offering a workable alternative.

Suggested Talking Points. Please oppose AB 2350 for the following reasons: This bill would effectively eliminate flexible rent payment services that many California renters rely on to align rent with their pay schedules and avoid late fees – without offering any workable alternative. Flexible rent payment services are relatively inexpensive, short-term financing options that help renters while ensuring housing providers are paid in full and on time

Responsible providers already operate under federal consumer protection laws like the Truth in Lending Act, with fixed pricing, no compounding interest, and no late fees. Restricting these services won't protect renters. It will push them toward worse options like overdraft fees, high-interest credit cards, and payday loans.

Independent research shows these services improve on-time payments and housing stability. California should pursue balanced options while preserving access to responsible financial tools that support renters and housing providers alike.

Please call your representatives' phone number and urge them to vote against these bills, OR send them an email and copy/paste the *Suggested Talking Points*.

SB 1160 Durazo. Onerous Eviction Reporting Requirements. This bill would require the collection and publication of eviction-related data at the ZIP Code level and is a significant concern for rental housing providers related to privacy, data security, administrative burden, and mishandling of eviction data and misinterpretation of its presentation.

Suggested talking points. Publishing raw eviction data without proper context, statistical standards, or interpretation risks misleading conclusions and poor policy decisions. The bill also fails to address critical issues around data standardization, accuracy, and cybersecurity across California's data systems.

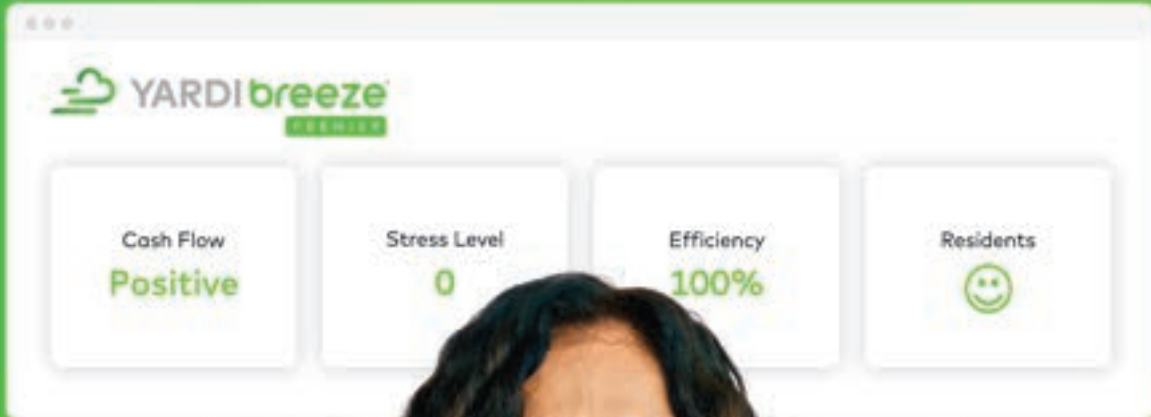
Beyond data quality, SB 1160 could disrupt the housing market. Publicly accessible eviction records may discourage housing providers from pursuing lawful evictions when needed, while also pushing them to apply stricter tenant screening which would ultimately reduce housing access for higher-risk renters.

Finally, the bill places costly new administrative obligations on courts already strained by staffing shortages and backlogs, with no dedicated funding provided, further taking resources away from core judicial functions.

SB 1296 Durazo. Pet Policy Disclosure Liability. This bill would impose strict pet policy disclosure requirements on property owners when advertising and on rental applications. Failure to meet these complicated requirements could result in liability ranging from refunding application fees to costly legal exposure.

Suggested talking points. SB 1296 imposes complex disclosure requirements for pet policies across ads, applications, and third-party listing platforms. These requirements are especially difficult for small, independent housing providers to meet consistently. Rather than improving the rental process, the bill creates a rigid framework that may simply push housing providers to ban pets altogether to avoid regulatory and legal exposure.

Strict compliance risks are significant. Minor or unintentional omissions in pet policy disclosures could limit a property owner's ability to enforce reasonable pet restrictions, and the bill's requirement to refund application fees for



Get intuitive & powerful property management software for just \$1 unit/month*

*MINIMUMS AND TERMS APPLY.



Ready to make work a breeze?
Get a **personalized** demo today.



yardibreeze.com | (800) 866-1144

CaIRHA Call Your Legislators from page 15

non-disclosure invites litigation over technical errors, which would drive up costs for everyone.

Housing providers have legitimate reasons to set and enforce pet policies, including resident safety, allergies, noise, and property damage. These concerns are compounded by California's recent limits on security deposits, which reduce the ability of rental housing providers to recover pet-related damages. Since not all tenants are responsible pet owners, housing providers need the flexibility to implement policies that protect property and other residents.

Santa Barbara State Assembly and Senate Representatives

CA STATE ASSEMBLY DISTRICT 37

Assemblyman Gregg Hart

email: assemblymember.hart@assembly.ca.gov

Capitol Office

1021 O Street, Suite 5610
Sacramento, CA 95814

District Office

101 W. Anapamu Street, Suite A
Santa Barbara, CA 93101

Santa Barbara is located in California's 37th State Assembly District. The district encompasses the entirety of the Santa Barbara South Coast, Goleta, Carpinteria, the Santa Ynez Valley, and stretches into southern San Luis Obispo County.



CA Assembly District 37

CA STATE SENATE DISTRICT 21

*Senate President pro Tempore
Senator Monique Limón*

email: senator.limon@senate.ca.gov



Capitol Office

1021 O Street, Suite 8518
Sacramento, CA 95814
Phone — (916) 651-4021

Oxnard

300 E Esplanade Dr, Ste 430
Oxnard, CA 93036
Phone — (805) 988-1940

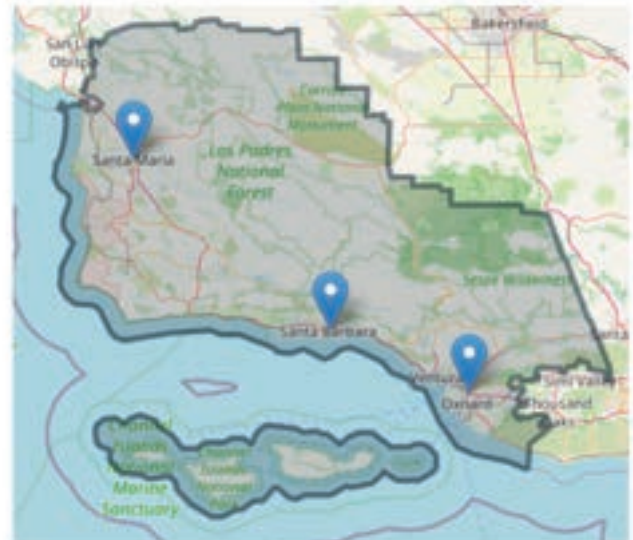
Santa Barbara Office

222 E Carrillo St, Ste 309
San Barbara, CA 93101
Phone — (805) 965-0862

Santa Maria

1111 S. Broadway, Suite 101
Santa Maria, CA 93454
Phone — (805) 346-2845

Santa Barbara is located in California's 21st State Senate District, which is represented by Democratic Senator Monique Limón. The 21st Senate District encompasses all of Santa Barbara County, as well as portions of Ventura and San Luis Obispo counties. It includes the cities and communities of Santa Barbara, Goleta, Santa Maria, Solvang, Buellton, Oxnard, Ventura, Camarillo, and the Santa Clara Valley.



CA Senate District 21

*If you live outside of Santa Barbara County,
you can find your representative here:
<https://findyourrep.legislature.ca.gov>*




KEN SWITZER
EXPERT REAL ESTATE
SERVICE AND ANALYSIS

BERKSHIRE HATHAWAY

HomeServices

California Properties

COMMERCIAL DIVISION

www.OfferingMemoranda.com

FEATURED LISTINGS NOW FOR SALE

17 UNITS IN WEST BEACH

\$10,500,000



A+ location 1 block to waterfront and State Street, iconic Spanish Colonial architecture.
111Chapala.com

EAST BEACH FLEX-USE APARTMENTS

\$8,700,000



Rare East Beach building for sale, with 6 of 8 2-BR units under landlord control for long-term or short-term luxury rentals. 440PorLaMar.com

ADAPTIVE RE-USE TO APTS./CONDOS

\$6,750,000



Notable ~12,500+/-SF building in the Upper East by downtown.
McCormickHouseSantaBarbara.com

NEW! ISLA VISTA CASH FLOW

\$4,550,000



Oceanfront w/caissons, 5 units + bonus studio
\$467K income / 9.75 GRM / 6.64% cap rate
6531DelPlaya.com

805-680-4622 | KenSwitzer1@yahoo.com | BHHS Commercial Division | DRE# 01245644

©2024 Berkshire Hathaway HomeServices California Properties (BHHS CP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHS CP do not guarantee accuracy of all data including measurements, conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information.



FAIR HOUSING TRAINING Interest List Now Open!

- Santa Maria
- Santa Barbara

Who Should Attend?

- Property Managers
- Assistant Managers
- Leasing Consultants
- Maintenance Technicians
- Office Staff & Receptionists
- Night Managers
- Independent “Mom & Pop” Owners
- Housing Providers & Rental Operators
- Anyone interacting with residents, applicants, or Fair Housing processes
- Better understand Fair Housing requirements
- Reduce liability and operational risk
- Improve resident and applicant interactions
- Stay informed on current regulations and best practices
- Navigate real-world housing situations with greater confidence

Interested in Attending?

Join the interest list today so we can determine demand and finalize event details email us at admin@sbrpa.org with the location you would like to attend and how many people are interested in attending. Thank you!



SBRPA 123 W Padre St, Suite D, Santa Barbara, CA 93105
PH: 805-687-7007 • Email: Admin@sbrpa.org





BEACHSIDE
PARTNERS

JUST SOLD!



TRIPLEX IN SANTA BARBARA | 2117 OAK PARK LANE | SOLD FOR \$1,585,000
UNIT MIX: 2BD/1BA, (2)1BD/1BA | 11,326 SF LOT | R-3 ZONED | LOCATED NEAR COTTAGE HOSPITAL

FIVE OFFERS. SEVEN DAYS. ONE STRATEGIC PLAN.

Strategic pricing and targeted marketing helped Beachside Partners generate five offers and open escrow in just one week on a prime Santa Barbara multifamily investment opportunity near Cottage Hospital. The property a legal 3-unit investment on an expansive 11,326 SF R-3 zoned lot currently generates over \$8,550 per month in gross income and offers meaningful upside potential through ADU conversion and long-term redevelopment flexibility under the Medium AUD Overlay. By positioning the asset correctly from day one and executing a focused marketing strategy to qualified investors, we were able to create early momentum and strong buyer competition. In today's market, success isn't about simply listing a property it's about pricing strategy, targeted exposure, and disciplined execution.



THE CENTRAL COAST'S PROVEN LEADERS FOR BUYER &
SELLER REPRESENTATION OF MULTIFAMILY INVESTMENTS

JON STANDRING | FOUNDER | DRE#01892163

805-689-1919 | JON@BEACHSIDEPARTNERS.COM



BEACHSIDE
PARTNERS



santa barbara rental property association

Business Partner Directory

Welcome to SBRPA's Business Partner Directory, a special group created for our Vendors & Suppliers. Join to get a free listing in the Business Partner Directory on the SBRPA website with your logo and a link to your own profile page. That page can link to your own website, and you can submit an overview of your company, a photo of your contact person, LinkedIn/Facebook URLs and Twitter/Instagram handles to be included on your page.

We encourage our Business Partners to submit articles of interest to masgazine@sbrpa.org. For more information about the program, please contact our Chairperson, Lori Zahn at Lori@LoriZahn.com or 805.451.2712.



AIMPOINT INVESTMENTS 805.708.3951

At Aimpoint Investments, we are dedicated to helping you navigate the complex world of real estate investment with precision and clarity. We specialize in helping owners understand 1031 Like-Kind Exchanges and Delaware Statutory Trust (DST) investments to make better decisions. Our focus is helping Santa Barbara property owners burdened by tenants, maintenance, and regulations a structured way to step away from active management while maintaining exposure to institutional-quality real estate. Visit our website or call to better understand your options. www.aimpointinvest.com



ALL SPARKS RENTAL 805.705.5061

We're a locally owned drying equipment rental company in Santa Barbara, here to help when water damage strikes without the hassle of high restoration costs. Traditional restoration companies often push full-scale services like demolition, mold remediation, and insurance claims that aren't always necessary. Our rentals are the simple, affordable solution for homeowners and property managers who just need to dry things out fast. If you're avoiding insurance or just want to keep costs under control, we provide the equipment you need to handle water damage on your own terms. www.allsparksrentals.com



BATH FITTER Pacific Coast Ventura

4572 Telephone Rd, Ventura, CA 93003 • 805.676.0147

A Better Bath Remodel. Transform your bathroom in Ventura with **Bath Fitter** — your local expert in custom bath and shower solutions and creators of the PermaFit™ Solution. With over 40 years of experience and millions of installations, we specialize in custom tub over tub solutions, bathtub replacements, shower installations, tub-to-shower conversions, and walk-in showers. With **Bath Fitter**, we own every step of your bathroom remodel, from manufacturing premium products to installation. Whether you're looking to upgrade your bathtub, install a sleek new shower, or make your bathroom more accessible, we're here to help. www.bathfitter.com



BEACHSIDE PARTNERS, INC.

128 E. Carrillo St., Suite B, Santa Barbara, CA 93101 • 805.453.5097

Our approach to real estate is simple: handle all transactions with a dedication and commitment that exceeds all expectations. **Beachside Partners** is on the forefront of what is happening throughout the market and will navigate your real estate investment to a brighter future. We have a track record of offering a full range of real estate solutions and providing successful outcomes for our clients, which has in turn built long lasting relationships. For more info: www.beachsidepartners.com/



CITIZENS BUSINESS BANK

1101 Anacapa St #250, Santa Barbara, CA 93101 • 805.324.5920

Since 1974, **Citizens Business Bank** has proudly supported California's thriving small to medium-sized businesses. Our distinctive relationship-based approach and straightforward business model set us apart in the financial services industry. We understand that your business is unique—and so are your financial needs. That's why we go beyond traditional banking. As a full-service financial partner, we offer a comprehensive suite of solutions tailored to your industry, your company, and your goals. www.cbbank.com



COASTAL HOUSING PARTNERSHIP RENTAL LISTING SITE

P.O. BOX 50807, Santa Barbara, CA 93150 • 805.450.5698

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 www.rentals.coastalhousing.org/ for more information and to register for the site.



DrBalcony

2500 Red Hill Ave Suite 200, Santa Ana, CA 92705 • 805.312.8513

Welcome to **DrBalcony** - a trusted name in Inspection innovation. Since our establishment in 2021, we've been committed to bridging the gap between property owners and skilled inspectors. With a focus on precision, technology, and trust, **DrBalcony** is where projects take flight, making California balconies safer with the expertise of over 4000 inspections. At **DrBalcony** Inspection Services, we offer a full-service solution for all your SB721 and SB326 inspection needs. Track and manage your project from start to finish through our website and app. We offer tailored solutions, value-driven support, and quality assurance. For a free estimate or to schedule an inspection, go to www.drbalcony.com

HAWKES INVESTMENTS

Hawkes Investments offers flexible Santa Barbara property management services to fit your needs as a landlord or home owner. We tailor our services to ensure that you have the highest level of service for your home. We treat your home as our own. We also offer tenant placement services to help you find the perfect rental home. Whether you are looking for a single family home, townhouse or condo, we will have one of our dedicated team members work with you to find the best home for your needs. Start your search today by viewing our current homes for rent and by inquiring for more information. www.hawkesinvestments.com



LINK REAL ESTATE GROUP 805.705.6559

With 15 years of rental property management experience, LINK has built a portfolio of 435 doors across 203 individual properties by simply focusing on customer satisfaction. Established in San Luis Obispo, our client base has grown completely by referral, expanding our territory to include Santa Maria/Lompoc and Santa Barbara/Goleta. The LINK experience starts with care as we ensure every tenant is in a place they can call home. The LINK expertise creates a seamless leasing process that connects people and places with ease. We focus on relationships to understand each situation and how to best assist you with your search so you can live better. For more information www.Link.realestate



Master Tub Reglazing

1534 N Moorpark Rd. Thousand Oaks, CA 91360 • 805-908-5569

Welcome to **MasterTubReglazing Inc.**, your local expert in bathtub refinishing and repair in all Santa Barbara County, Goleta, Carpinteria, and Thousand Oaks, through Ventura county. The wear of the bathtub enamel can cause stains, discoloration, scratches, and an overall deteriorated appearance. This can negatively affect the bathroom's aesthetics and make the owner feel uncomfortable or dissatisfied with the look of their bathtub. We offer Bath tub refinishing, Tile shower refinishing, Countertop refinishing, and Crack & Chip Repair. www.master-tubreglazinginc.com



PALM AND OAK PROPERTY MANAGEMENT

1608 Anacapa St., Santa Barbara, CA 93101 • 805.500.3049

Palm and Oak Property Management provides Residential, Estate and Commercial Property Management services. In addition to Tenant Management, they take care of Maintenance and Repairs and Financial Reporting for their clients. They also have an Online Owner and Tenant portals are secure platforms that provides property owners and tenants with real-time access to information. Through this portal, owners can monitor property performance, review financial reports, and communicate with our team. Tenants can access lease documents, pay rent, and submit maintenance requests. www.palmandoak.com



SOL WAVE WATER

636 Santa Barbara St., Santa Barbara, CA 93101

Welcome to **Sol Wave Water**. With over 28 years of experience in all facets of the "water world", we know our industry and the local water. Our mission is to provide you with the best solutions to your water issues: dingy laundry, frizzy hair, spotty glasses and dishes, longevity for your water-using appliances and ease of mind. We offer a full line of equipment for sale as well as rentals, 5-gallon bottle delivery, water vending machines, and demo units. If you already have a system, we offer service and maintenance plans including the delivery of salt and potassium. Locally owned and operated, **Sol Wave Water** delivers to your home or office. Now offering bottled water in Santa Barbara, Montecito, Santa Ynez Valley and Ventura County! For more info go to: www.solwavewater.com



WEST PROPERTY MANAGEMENT

636 Santa Barbara St., Santa Barbara, CA 93101

Comprehensive Property Management: Santa Barbara-Ventura-Carpinteria-Santa Ynez-Buellton-Lompoc. **West Property Management** is a full-service residential property management company based in Santa Barbara, California. We specialize in the professional management of single-family homes, condominiums, and multi-unit residential properties. Imagine your rental staying full with great tenants. Imagine fast repairs, zero stress, and reports that make sense. That's what we deliver—real property care that protects your home and respects your time. Whether you're a landlord or a tenant, we make things simple, smooth, and reliable. Our services are designed to protect and enhance the value of your real estate investment while providing exceptional service to both property owners and tenants. From tenant screening and leasing to maintenance coordination and detailed financial reporting, we handle all aspects of property management with integrity, efficiency, and attention to detail. www.westpropertyservices.com

SANDPIPER



PROPERTY MANAGEMENT

Helping You Increase Your Bottom Line!

Residential • Commercial • Multi-Family

Sandpiper Property Management is an Accredited Residential Management Company (ARM)
with the Institute of Real Estate Management (IREM)



MARKETING

- Craigslist, Newspaper, our website
- Over 10 online rental websites
- Tenant locator services
- 24/7 Phone attendant
- Market to Students, Adults, Seniors

SETTING RENT AMOUNTS

- Full market survey for each vacancy
- Maximize monthly rent
- Minimizing vacancy period

MANAGEMENT

- Collect rents
- Bilingual staff
- Handle slow or non paying tenants
- Pay monthly expenses
- Produce monthly statements for owners
- Distribute monthly proceeds to owners
- Our experienced staff protect your asset
- Regular site inspections

24 HOUR MAINTENANCE

- 24/7 on call maintenance team
- Lic. & Bonded
- In house maintenance lowers expenses
- Budgeting for large capital expenses

SCREEN PROSPECTIVE TENANTS

- Credit and background check
- Employment verification
- Past landlord verification
- Prior eviction check and
- Face to face interview with all applicants

LIABILITY

- We confirm you have adequate insurance
- Current lawyer endorsed leases
- Mold, and lead disclosures used
- Conduct any necessary evictions

OUR RESULTS

- Annual portfolio occupancy rate consistently over 98%
- Consistently lowest maintenance expenses in the industry
- High client retention rate

Call 805-705-4744 for a free consultation.

1811 State Street, Santa Barbara CA. 93101

805-705-4744

www.SandpiperPropertyManagement.com

SBRPA's Business Partners



Featured Partner: MasterTub Reglazing, Inc.

Restoring Value, One Surface at a Time

In today's property management industry, maintaining clean, updated, and visually appealing units is essential to attracting and retaining tenants. At **Master Tub Reglazing Inc.**, we specialize in restoring worn-out bathtubs, showers, tile walls, and countertops — bringing them back to life without the high cost of replacement.

Serving Thousand Oaks, Ventura County, and Santa Barbara areas including Goleta and Carpinteria, our mission is simple: *deliver high-quality refinishing solutions that protect your investment and extend the life of your surfaces.*

What We Do:

We provide professional refinishing (reglazing) services for:

- Bathtubs

Our process allows property managers to save thousands of dollars per unit while achieving a like-new finish.



Before and after photos of a bathtub and surround



Our Commitment:

At Master Tub Reglazing, we treat every project with attention to detail and professionalism. Our goal is not just to refinish surfaces—but to help property owners and managers maintain their properties at the highest standard.



Sol Wave **WATER**



Commercial & Residential Water Softening Systems

- + SPECIAL PRICING FOR SBRPA MEMBERS!**
- + DRINKING WATER SYSTEMS**
- + SALT & POTASSIUM DELIVERY SERVICE**
- + MAINTENANCE SERVICE AVAILABLE**
- + BOTTLED WATER DELIVERY**
- + ULTRA PURE SOLUTIONS**



LOCALLY OWNED & OPERATED BY STEVE NIPPER + LORI ZAHN

SOLWAVEWATER.COM • (805) 845-5443

636 SANTA BARBARA ST • SANTA BARBARA CA 93101



Welcome to MasterTubReglazing INC., your local expert in bathtub refinishing and repair in Thousand Oaks, Ventura County, and the Santa Barbara area, including Goleta and Carpinteria.

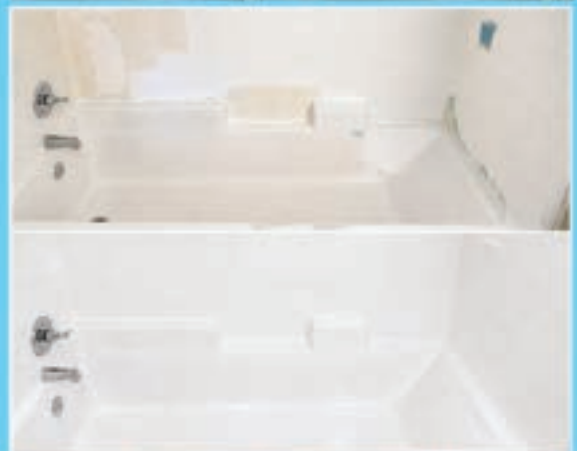
The wear of the bathtub enamel can cause stains, discoloration, scratches, and an overall deteriorated appearance. This can negatively affect the bathroom's aesthetics and make the owner feel uncomfortable or dissatisfied with the look of their bathtub.

Contact us

805-908-5569

mastertubreglazing@gmail.com

Monday to Friday 8:00 am - 5:00 pm



Before and after photos

6570 Del Playa

Goleta, CA 93117



Sold Off-Market

JUST CLOSED | \$4,400,000

Nestled steps from the ocean in the heart of Isla Vista, this 5-unit multifamily property features spacious 2-bedroom, 2.5-bath apartments designed for modern living. A rare opportunity in one of the most sought-after rental markets on the Central Coast.

Another successful closing — and another win for our clients.

Get in touch for more information:

Mike Lopus
Vice President
Multifamily Investments
Lic. 01970736
Direct: 805 518 1494
mike.lopus@colliers.com

Austin Herlihy
Executive Vice President
Lic. 01518112
Direct: 805 518 1491
austin.herlihy@colliers.com

Chris Parker
Vice President
Lic. 01887788
Direct: 805 518 1492
chris.parker@colliers.com

Miles Waters
Vice President
Lic. 02047288
Direct: 805 518 1493
miles.waters@colliers.com

Mike Chung
Associate
Lic. 02156327
Direct: 805 518 3254
mike.chung@colliers.com



RAYMOND
ARIAS



construction INC.
SANTA BARBARA

Raymond Arias Construction:

Basically, a one stop shop, we have the experience and the talent to handle all of your property needs. We do Residential & Commercial Remodels. With one phone number:

- Deck waterproofing
- Concrete
- Plumbing
- Roofing
- Drywall
- ADU builds
- Painting
- Tiling
- Carpentry
- Tub & shower installations
- Fencing
- Window & door installations

We can help you with apartment turnovers and tenant improvements. Call us today for a quote.

805-965-4158

License #546722

General building contractor B • Plumbing contractor C-36 5290 Overpass Rd., #103 • Santa Barbara, CA 93111

NAAEI Credentials



National Apartment Association Education Institute Courses



Earning a credential demonstrates your commitment to your career and gives you valuable insights and real-world skills you can use on the job. Credentials also validate your knowledge and skills, enhance your credibility, boost your confidence and earn you respect among clients and peers.

NAAEI (National Apartment Association Education Institute) offers both in-person and online courses. The following overview of the programs is from the NAA website (naahq.org/naaei/credentials)



Certified Apartment Manager (CAM)

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

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



Certificate for Apartment Maintenance Technicians (CAMT)

Maintenance expenses are the single largest controllable element in any operating budget. This course acts as an introduction for new maintenance professionals or as a refresher for the veteran

REMINDER

APARTMENTALIZE
Powered by NAA



GET JAZZED!

Apartmentalize 2026
Wednesday through Friday, June 17-19, 2026
Ernest N. Morial Convention Center New Orleans, LA

Go to naahq.org For more info

veteran employee, teaching what it takes to run a cost-effective maintenance program.

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



Certified Apartment Leasing Professional (CALP)

Leasing professionals are the first people prospective residents meet and are responsible for generating traffic, conducting leasing demonstrations, overcoming objections and qualifying prospective residents. This program teaches all these skills and more. The CALP credential is available both in-person or online.



Certified Apartment Portfolio Supervisor (CAPS)

This program's curriculum emphasizes recruiting, retaining and engaging high-performing employees. You'll also learn how to analyze and report property and portfolio financial results, conduct due diligence and community takeovers and oversee management agreements. The CAPS credential is available both in-person or online.



BRISTOL PROPERTY MANAGEMENT

Serving the Central Coast since 2011

Carolle Van Sande, DRE #01907512

Commercial, Residential, Multi-Family

805.963.5945 info@bristolsb.com



ART & KATHY BOSSÉ

1303 STATE STREET
SANTA BARBARA, CA

WWW.BOSSETOYTRAINMUSEUM.ORG
INFO@BOSSETOYTRAINMUSEUM.ORG

MAILING ADDRESS PO BOX 30030
SANTA BARBARA, CA 93130-0030

805.708.4444

SPECTRUM

Realty of Santa Barbara

"There is no substitute for experience"

PROPERTY MANAGEMENT

- Strict rent collecting policy
- Fast tenant turnaround
- Obtain competitive bids and get YOUR approval
- Careful tenant screening
- On call 24 hours / 7 days a week
- No conflict of interest with "In-House" maintenance
- Easy to read monthly statements
- In business over 30 years
- Member SBRPA / IREM CPM candidate

*We increase cash flow and control expenses
to maximize property value.*

Call today for a free consultation

Andy Sillers, Broker

(805) 681-6268

SPECTRUMREALTY.COM



MrLandlord

MrLandlord.com® All rights reserved

Rental Owner Updates

BEST KITCHEN COUNTERTOP FOR RENTALS

What type of countertops do you use in your rental property? One of our landlords posted:

"I'm redoing a kitchen. . . I'm wondering whether sticking with laminate counters or maybe quartz.

These are B units. Anyone do that or any other materials. I was thinking corian but it looks like they don't hold up against high heat." – GLR, MA

Q&A Forum responses included:

I do laminate. For the higher-end places I go to a custom fabricator and get the higher-end laminate. It's not only thicker but it is textured to look like granite complete with rounded edge. I've had lots of people think it's granite when they walk through. It costs about twice what the big box stores charge for standard rack runs but they look so much better and I've never had an end fall off with their heat and pressure sealed ends.

– MikeA, TX

Even Home Depot laminate is gorgeous these days! The options for materials has gone up so substantially since we started doing this. Cost too of course but when we started laminate was just fugly.

I would put it in my own home these days, no question.

What HASN'T gone up is cabinet quality :(

– WMH, NC

For the last couple of my places I've gone with solid wood butcher block from either Lowes or HD. IMO it holds up much better than today's super thin laminate & is relatively easy to work with.

Sometime in the next year I'm going to be redoing my own kitchen & I'll use either butcher block or Quartz. or perhaps a combination of the two.

– Steve, MA



Usually laminate. I don't have tenants who will pay me more for higher-end finishes, so I get some cute, economical laminate and carry on with life. I can get a 10-ft length of a nice, clean, neutral pattern for \$100 + tax. I'd be lucky to get one or two square feet of granite installed for that price.

If I'm tidying up something that's preexisting, I have other options. Pro epoxy refinishing was one strategy, where I didn't want to remove the preexisting countertops because Reasons. Adding a scrap slab of granite cut-to-size atop a WW2-era wooden countertop that was all-of-a-piece with its cabinetry was another strategy.

– Deanna, TX

I've been putting in granite when I have been redoing the kitchen. it hasn't been that much more expensive if you go and tell the granite people you want some scrap pieces. Most of my kitchens are small and the stove and the sink break up the lengths of granite needed. They can usually accommodate you and it will up the perceived value of your properties and I believe hold up better than laminate counters.

– Bonanza, NC

If I don't have seams in my counters (straight runs) I install my own discount granite. It is incredibly cheap and easy to install. All you need is a diamond blade on your circular saw to cut it to length (hide the cut edge against the fridge or range) and a diamond blade on an angle grinder to get at the corners for a drop in sink. I've been doing this for 15 years in 25 units and have never had it damaged beyond a few chips at the edge. I also use it for islands, in that case I get it from a local fabricator from scraps or pieces I find in Facebook marketplace from ripped out kitchens. If you are buying for multiple places I have bought it online to my specs.



MONTHLY MEMBER MEETINGS

Coffee Time – 1st Thursday of the month

New Member Orientation – 4th Wednesday of the month

Coffee Time Connect. Share. Support.

Join fellow SBRPA members for a casual morning of coffee and conversation with other rental property owners, managers, and housing professionals. There is no formal agenda, just an opportunity to connect, share experiences, and build relationships within our community.

Registration is required to attend (even though the event is free), as space is limited. Register at www.sbrpa.org

All SBRPA members & Business Partners are welcome!



1st Thursday of Every Month

9:00AM – 11:00AM

Location: Cody's Cafe

4898 Hollister Avenue • Santa Barbara, CA

Please note: This is not a legal advice forum.

New Member Orientation

Join us for our monthly New Member Orientation held online via Zoom at Noon on the 3rd Wednesday of each month.

4th Wednesday of every month

Online (Zoom meeting) • 12:00 noon

This complimentary session is designed to help new members get the most out of their SBRPA membership. You must sign up online at sbrpa.org. We will provide a basic overview of:

Questions? Reach out via *email*: admin@sbrpa.org



SBRPA 123 W Padre St, Suite D, Santa Barbara, CA 93105
PH: 805-687-7007 • Email: Admin@sbrpa.org



MY AI USAGE IS GROWING

As a landlord, hopefully your usage of AI is growing. One landlord shared this week of the different ways he uses AI. I shared his comments below to encourage you to consider utilizing AI more to your advantage with your rentals.

'I find myself using AI daily. It's become a clerk, a sounding board, a secretary, an appliance troubleshooter, and more. Here are recent uses:

- 1) My dishwasher stopped working with an indication on the console I didn't understand. I took a picture of the problem, uploaded it to Gemini and it helped me troubleshoot and repair it.*
- 2) Tax client gave me a shoebox of charitable contributions receipts. I needed a total by donee. I scanned the receipts uploaded them and requested a total by donee. Received the results in seconds.*
- 3) Had two qualified applicants I wanted to choose from. One was dragging his feet on completing information on his pet while the other applicant completed his file and was ready to go. Gemini drafted an application rejection notice for the first person and a lease transmittal and binding agreement notice for the second person.*
- 4) I garden and was putting out my broccoli and cabbage seedlings. There are a couple of pests unique to these plants that are repelled by onions. I needed to know how many and the placement of interplanted onions in the garden bed. Gemini gave me a diagram of the layout and the number of onions to plant.*

I use it for both business and personal now on a daily basis. It's like a personal assistant. On most of these questions, I would normally google and go through the search results often reading stuff not relevant to the question. AI makes adds increased specificity to research questions.

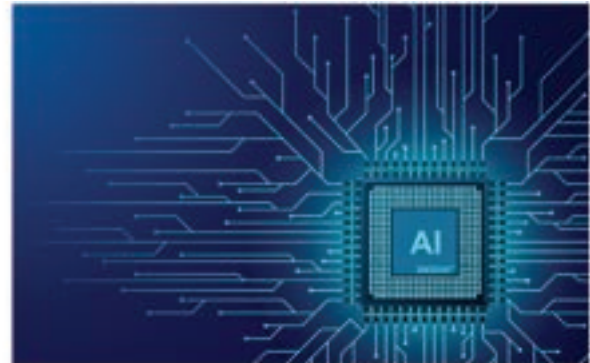
- GKarl, PA

A few other landlords also share how they are now using AI.

I am using chatgpt almost every day - pest control in my yard - Replacement roof checklist for one of the rentals - best benchmark for my stock investments - best masonry bit - best Michelin tires for my SUV and the list goes on and on.

If I need to confirm a response I use Gemini or Google AI mode. I find AI is fast, concise and easy to use.

- PG, SC



I keep notes on security deposit settlement deductions. Copied and pasted to chat, and said I needed a settlement statement prepared for a specific person at a specific address and added a few more details. It was completed in Less than a second, math included. I hate paperwork and this would take me an hour on the computer. Highly helpful. Also, use chat for a great deal of color decisions and decoration. Very useful tool.

- Homer, TX

I am using it just about every day. Want to know a place is worth? AI will give you a detailed analysis of that in a days on market format.

Want to know what upgrades bring the biggest ROI on your next flip - it in there. If you liked reading encyclopedias growing up, AI is the next step. The key is learning how to write an effective prompt that weed out the undesired data out there.

I can understand why many landlords may not be using it though. Landlords are typically cheap. At this point though, writing a good AI prompt is as important as knowing how to read. I use embedded AI along with regular AI to find my off-market deals. If you are having a harder time finding them, ask yourself - could someone else be building a better mouse trap than what you have and act accordingly. The cost of AI isn't that much, the cost of not using it is going to be more and more apparent.

If you want to learn, Jeffery has had some great speakers teach how to write prompts. Perhaps he still has some copies of these audio recordings. Then again, you can also believe that electricity or the internet are also not going to catch on either. I believe in free will and freedom of choice.

- Ray-N-Pa, PA

Warning, AI is a crutch. The longer you lean on a crutch, the weaker you become.

You have been warned.

- Jim, OH

**Everyone talks about
the pain of change**

**Nobody calculates
the cost of doing nothing**

Our transition team makes it easy and
our management makes a difference.



LINK

RENTAL PROPERTY MANAGEMENT

Lic# 02180351 (805)-801-6498 hello@link.realestate www.link.realestate

Santa Barbara Happenings

Terry A. Bartlett - Reetz, Fox & Bartlett LLP



The State Street Tradition Has Been Lost.

The City Council has voted to move forward with the "master plan" that will add bollards to State Street, which aligns with their plan to revise State Street. The revision will open State Street to vehicles only at certain hours, while leaving the street accessible only to pedestrians and cyclists (including powered bicycles) for the rest of the hours. Originally, the bollards would be raised at 10 a.m. and lowered at 10 p.m., allowing vehicle access from 10 p.m. to 10 a.m. However, the council decided to take the hours out of the master plan, which they will decide on later. The bollards will be installed at every intersection on State Street, from Haley to Victoria Streets. It will cost the city \$48-68 million and take up to ten years.

Mayor Randy Rowse, who has been very vocal with his preference to open State Street, was the only dissenting opinion in the vote. Spending tens of millions of dollars when the city already has strained financial resources is poor government decision making. Maybe completing Economics 101 should be a requirement to qualify for the ballot.

SB City Attempts to Fix Budget.

The City originally projected a \$14.6 million deficit but are now projecting only a \$3.6 million deficit for the upcoming fiscal year (starting in July) instead. The combined challenge of growing expenditures and slower revenues. Sales tax revenue has grown, but it cannot keep up with ever expanding city expenses. The city lowered their deficit projection by delaying new staff hires, holding off on new vehicle purchases, deferring funds from housing trust funds, and keeping \$2 million meant for street maintenance funds. But of course, the council member's recent raise in their own pay is untouchable.

The City's target reserve policy means that \$57.2 million should be in reserves. It is now projected to be \$28 million. There are no plans to make up the shortfall.

City Deficit Leading to Service Cuts for Santa Barbara MTD.

About a dozen bus routes will be reduced for Santa Barbara Metropolitan Transit District riders starting in August. The district's decrease in funds will lead to several line reductions.

67 New Homes Coming to Project in Los Alamos.

Santa Barbara Planning Commission has approved the Cottonwoods Housing Project, located on the eastern end of Los Alamos. The plan will bring 67 new single-family homes and town homes, park space, gardens, and a pool. Seven of these rental homes will be designated for very low-income households. The rest will go for market rate which for Los Alamos, averages around \$910,000. Due to the seven affordable homes, the project qualifies under California's affordable housing law, allowing the complex to avoid certain density and zoning laws.

More Housing Coming to UCSB.

UC Santa Barbara's most recent housing plans have been approved by the California Coastal Commission. The plan requires the demolition of the current 412-bed Santa Rosa Residential Hall, built in 1955, to be replaced with the East Campus Housing Project. The project, consisting of 1,688 beds across four new buildings, will exceed current site height limits, but approved by the Coastal Commission. The project will not be required to include parking, as students have access to the current campus lots. The project will instead add 1,688 bicycle spaces, remove 131 non-native trees, and replace them with 166 drought-tolerant trees. The project currently has a \$566-million budget. This is the starting point for the project's expense. Overruns are expected. The project will begin in June and is expected to take two and a half years to complete.

UN Climate Committee Reveals Climate Projections Were Wrong.

The United Nations Framework Convention on Climate Change (UNFCCC), recently revealed their drastic climate change projections were wrong. Sea level rise will not occur and we will not boil in the superheated atmosphere after all. 30 years pursuing the "green dream" has been a farce and waste of resources, especially financial ones..

California: Land of the Highest Taxes and Energy Prices.

California's favoritism for "clean" energy policies and rejection of pipelines and transition lines has come to punish the State hard. California's effort to close refineries in the state and shutdown existing



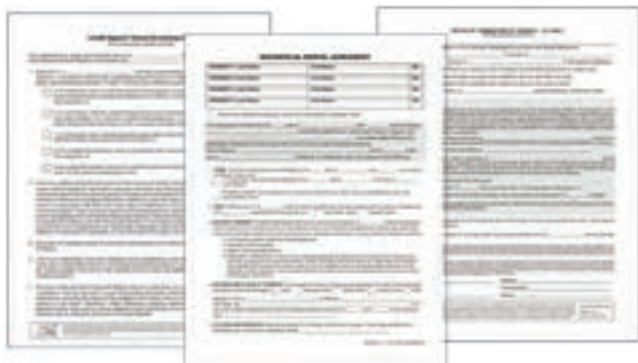
SBRPA MEMBERSHIP BENEFITS

Stay Informed & Current with Rental Housing News

Comprehensive and Up-to-Date Legal Forms

Over 60 forms categorized into 8 categories:

1. Move-In Documents; 2. Rental Agreement Addendums; 3. Move-Out Documents; 4. Notices; 5. Miscellaneous Documents; 6. Local Forms and Documents; 7. Credit Report Forms & Documents. Forms are in 'fillable' PDF format and available in the office or online (www.sbrpa.org/legal-forms)



Credit Reports and Screening

Apply for authorization to do Credit Reports, order on-site inspections, use the online screening tool, obtain documents & forms and learn how to interpret Credit Report documents.

State & National Affiliations



Join SBRPA and gain membership in CalRHA (California Rental Housing Association) and NAA (National Apartment Association), along with use of their resources, seminars, educational programs, events, webinars and publications.

Legislative Advocacy in Sacramento and Washington D.C.

Experienced and effective legislative advocacy in Sacramento, CA and Washington D.C. working on your behalf!

Educational Programs, Seminars, Workshops and More!



Meetings & events on topics of interest to our members will be held in person or via Zoom as the conditions permit.



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.

Join today!

Online under Members → Join SBRPA or call the office 805-687-7007 and ask for an application.

Santa Barbara Happenings from page 35

extraction operations have reduced or eliminated on shore local sources of energy. California is the only state that is dependent on oil coming from the Strait of Hormuz and energy prices at the pump have skyrocketed. California has made itself an energy island, and we only have their own government adopted policies to blame.

SB County Supervisors Introduce Locals First Marketing Requirements for New Housing.

In the South Coast and Santa Ynez area, the SB County's Board of Supervisors approved an ordinance that mandates developers to target only local renters or buyers for the first 12 weeks of the marketing process. Only after this period may they expand their marketing search. In addition, once their housing project reaches 90 percent occupancy, they must report the number of locals in residence. In 2024, it was reported that nearly 20 percent of work trips in the South Coast started from outside the region, an inspiration for this ordinance. As Santa Barbara's housing prices remain high, their vacancy rate remains low. The ordinance requires developers to include local newspaper ads, social media posts, and outreach to employers, jurisdictions, and housing organizations in the local area.

County Supervisor Pushing for 4 Stories of Tiny County Employee Housing in SB City.

County Supervisor Capps has proposed the county build "affordable workforce housing" for county employees only at the county probation department building. The units are proposed for a family of four, but the current projected size of the units is only 733 square feet. That's tiny! Even at the size, the units would cost \$450,000 each, in downtown Santa Barbara no less.

The project would only add 58 parking spaces for a proposed 104 units, meaning on top of the \$450k you are paying for a closet, many residents would likely have to pay for parking on the street as well. County employees make 80% of the average median income for families, meaning county employees are some of the highest paid workers in the city. The city prioritizes their own workers and are admirably attempting to create affordable housing for them. However, these aren't the people that are struggling the most! While this affordable housing project likely wouldn't go to waste, their priorities are not for the common person.

The city not only gives themselves extra pay, but extra cheap housing as well.

SBA Funds Available for Small Business

The Small Business Administration (SBA) has initiated a new rule that allows eligible borrowers to get up to \$10 million in combined financing from 7(a) and 504 loan programs. The 7(a) initiative is

the SBA's primary business loan program that provides financial assistance to small businesses and has a maximum disbursement limit of \$5 million per borrower. The 504 program provides long-term, fixed-rate loans for major fixed assets, such as land, new facilities, and machinery. The maximum 504 loan limit is \$5.5 million. Currently, borrowers can have only \$5 million cumulatively in 7(a) and 504 loans. The new rule doubles this limit to \$10 million, raising SBA's maximum financing for small businesses to the "highest level in agency history," SBA said. The new rule is effective July 4.

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



TOWER Property Management & Maintenance Services

Performance and Reliability You can Trust

(805) 740-0023

200 East College Ave
Lompoc, CA 93436

TowerPM.org
TowerMail@gmail.com

BEAU BRUNNER PAINTING LIC. # 929377



Beau Anthony Brunner

7464 Evergreen Drive
Goleta, CA 93117

CELL: (805) 218-5251

FAX: (805) 685-0776

EMAIL: beaubrunnerpainting2@gmail.com

VISIT US ONLINE: BEAUBRUNNERPAINTING.COM



Santa
Barbara

SINCE
1948

LOCKSMITHS, INC.

305 E Haley St. • Santa Barbara, CA 93101

PH: (805) 963-3333

Fax: (805) 965-1591

sbl@sblocks.com

Hours:

Moon-Fri 8:00am - 5:00pm

Closed Weekends & Holidays

Battaglia Commercial Real Estate.....	8
Beachside Partners	20
Beau Brunner Painting.....	37
Berkshire Hathaway – Ken Switzer.....	18
Betty Jeppesen, Esq.....	5
Bosse Toy Train Museum.....	30
Bristol Property Management	30
Central Coast Paving	4
Coastal Housing Partnership.....	14
Colliers	28
DMH Properties	10
Don’s Heating & Air Conditioning	7
Hayes Commercial Real Estate Christos Celmayster	12
Jody’s Windows & Floors.....	8
Link Rental Property Management.....	34
Omnia Insurance & Risk Solutions	2
Radius Group	6
Raymon Arias Construction	28
Sandpiper Property Management.....	24
Santa Barbara Locksmiths Inc	37
Sol Wave Water.....	26
Spectrum Realty.....	30
Tower Property Management & Maintenance Services.....	37
Wash Laundry Systems	40
Yardi.....	16

ATTORNEYS AT LAW

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

CARPETS/FLOORING

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

CONSTRUCTION

Raymon Arias Construction
(805) 965-4158

COIN-OPERATED LAUNDRY

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

HEATING/AIR

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

INSURANCE

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

LOCKSMITHS

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

MUSEUM

Bosse Toy Train Museum
www.bossetoytrainmuseum.org
info@bossetoytrainmuseum.org
(805) 708-4444

PAINTING

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

PAVING

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

PROPERTY MANAGEMENT

Bristol Property Management

info@bristolsb.com
(805) 963-5945

DMH Properties

danielleholzer@dmhproperties.net
(805) 962-3707

Link Rental Property Management

www.link.realestate
hello@link.realestate
(805) 801-6498

Sandpiper Property Management

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

Tower Property Management & Maintenance Services

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

Battaglia Commercial Real Estate

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

Beachside Partners

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

Berkshire Hathaway

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

Coastal Housing Partnership

rentals.coastalhousing.org
corby@coastalhousing.org

Colliers

Mike.Lopus@colliers.com
(805) 518-1494

Hayes Commercial

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

Radius Group The Golis Team

www.radiusgroup.com
Steve Golis

WATER TECHNOLOGY

Steve Nipper

steve@SolWaveWater.com
www.solwavewater.com
(805) 845-5443

Multifamily Laundry That Works Smarter.



WASH provides digital solutions that keep residents happy and give property managers the tools they need.

- ✓ Cashless Payments
- ✓ Real-Time Machine Status
- ✓ Remote Monitoring
- ✓ Usage & Revenue Analytics
- ✓ Seamless Service Support
- ✓ Client Portal

WASH

Contact Us Today to Schedule a FREE,
No-Obligation Laundry Consultation.



☎ 800.421.6897

🖥 wash.com/cashless