

July 2026

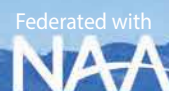
SANTA BARBARA RENTAL PROPERTY news

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

Santa Barbara Rent Freeze Update

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July 2026

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President's Message



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

The Public Comment Period on the Rent Stabilization Ordinance has begun.

If you wish to comment, you have until and including Friday, July 10, 2026 to do so.

We encourage and urge you to make your thoughts and concerns and objections known.

This is also your window to comment on the Additional Just Cause and "Ellis Act" Amendments concerning taking a rental unit off the market.

These ordinances and the Rent Stabilization Program as written is the strictest in the state, perhaps the entire country.

The following is a list of just some of the major concerns and objections to the proposed program:

1. The limit on rent increases (once the rent freeze ends) of 60% of CPI or 3% whichever is less is a confiscatory taking and does not allow for the reasonable rate of return on investment as guaranteed by the Constitution. Just to be clear, this is NOT CPI plus this amount. This would be it. Many people seem confused by this because they cannot believe that the City Council would consider anything so low.
2. Any cap on rent increases that is lower than CPI can NEVER generate a fair rate of return because it does not even keep up with the cost of living increase.
3. This rent cap FAILS to reflect the real operating costs of a rental property.
4. The base rent reference of the rent on December 15, 2025 from which you would be allowed to increase rents by even this measly amount does not allow housing providers to get back the year of the Tenant Protection Act ("TPA") they would have been able to charge during the rent freeze. That money is simply GONE.
5. Tying habitability to the annual rent adjustment and ability to raise rents in general should not be included in the ordinance because it is already addressed by statute in terms of an offset to rent damages.
6. The Rent Registry is fraught with problems. It violates the Constitutional Right to Financial Privacy. It is proposed to include information on ALL rentals not just those that are not exempt. It seeks information that is not public record. The system is based on subjective standards with no real definitions.
7. The "hearing officer" definition for appeals reveals that the people hearing the petitions and making the decisions are biased and not neutral because the Program Administrator is appointing the hearing officer and is not an independent judge, attorney, or mediator agreed upon by the parties. The hearing officers are granted significant authority with limited if any guidance.
8. There is a huge cost to run this program and the City Council appears set on housing providers shouldering the entire cost. It states that 50% could be collected from tenants but since it is not defined as "rent" how can housing providers do so. Is the City with its budget deficit going to be able to pay? Also, the City is taking money to fight SBRPA's lawsuit from the Housing Fund instead of using the money from the Housing Fund to provide housing.
9. Throughout these ordinances, there is an uneven, to say the least, allocation of rights and responsibilities.
10. The entire process has been rushed to meet an artificial target date of January 1, 2027.



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This is allegedly based on an "emergency" but the "emergency" need for housing has been going on for decades; so, how is it more of an emergency now?

Please read these ordinance changes. They will affect ALL of you. NOW is the time to speak.

Housing providers are selling. These ordinances are REDUCING the number of rental units available and are completely eliminating any possible cordial relationship between housing providers and tenants and are also eliminating housing providers' ability to keep their rents low. Those who have chosen to do so up until now (and there are many) are now being PUNISHED for keeping the rents artificially low to help their tenants.

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

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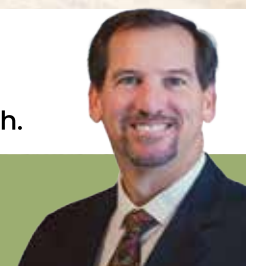
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SBRPA Calendar



Upcoming Events

Fair Housing Seminar - North County

Thursday, 7/16/2026 • 10:00AM-1:00PM
 Santa Maria Inn, 801 S Broadway, Santa Maria, CA
 Prevent Costly Discrimination Claims with Fair Housing Training. Susan Lein from Kimball, Tirey & St. John LLP is the instructor. She practices in the area of Landlord / Tenant law with an emphasis on fair housing and affordable housing issues.

Member \$95, nonmember \$175
 Register online at www.sbrpa.org
 See page 25.

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.

See page 34

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.
 See page 34

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.
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SUN	MON	TUE	WED	THU	FRI	SAT
			1	2 CoffeeTime 9:00-11:00	3	4 Happy Independence Day!
5	6	7	8	9	10	11
12	13	14	15	16 Fair Housing North County	17	18
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2026 Q3 Events and Programs

RHALs 2026

Tuesday through Thursday, August 4-6, 2026
 Loews Nashville Hotel, Nashville, TN

The 2026 Rental Housing Advocacy and Legal Summit (RHALS) connects and educates government affairs professionals and volunteers while discussing pressing rental housing industry issues happening all over the country. See page 29

AE/AP Leadership Symposium 2026

Monday through Wednesday, Sept 28-30, 2026
 The Scottsdale Resort & Spa, Scottsdale, AZ

The AE/AP Leadership Symposium brings together Association Executive and their elected officers to establish priorities and enhance collaboration over 1.5 days. This is a key opportunity to gain a shared understanding and approach to implement effective leadership strategies. More information is available on the NAA's website: naahq.org.

Welcome New Members

Michele Lee, Gary and Isabella Solis,
 Jean Seamount, Emma Gil, Diana Reese,
 Laura "Luna" Mancuso, Brian Fuhrmann,
 Shannon Dalton & William Lane Martin





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Dear SBRPA Members:

Your present lawsuit against the City for violating your Constitutional rights, and their Charter procedures, remains pending in the U.S. District Court for the Central District of California. Most recently, on June 9, 2026, Judge Sherilyn Peace Garnett took the City's Motion to Dismiss "under submission". This simply means that the Court will issue a ruling on the written arguments without hearing oral arguments. This decision has no bearing on whether the Court will grant or deny the City's Motion to Dismiss, in whole or in part. If the Court denies the Motion, in whole or in part, that means the Court will reach the merits of the surviving claims. If the Motion is granted in full, we have the option to appeal the Order. When the Court issues an Order, the Association will be contacted immediately, and next steps will be considered.

While we wait for the Court's decision in our pending lawsuit, the City remains aggressive with their self-destructive agenda to enact a permanent rent control ordinance. On June 10, 2026, the City published a proposed permanent rent control ordinance and proposed amendments to the existing just cause eviction amendments. Our legal team remains committed to fighting for your rights as the details of these proposed ordinances remain in flux. Rest assured, if and when the City passes these ordinances, and they become the acting law, we will be ready. (Specific details about potential legal challenges to the permanent ordinance are currently being considered. In the best interests of SBRPA and its Members, this information remains confidential).

A. Barry Cappello
Managing Partner
Cappello & Noël LLP

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Christos Celmayster

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Santa Barbara Rent Freeze



Mike Lopus, Vice-President, Colliers

Santa Barbara's Newly Adopted Rent Freeze is Reshaping Multifamily Property Values

Santa Barbara's newly adopted rent freeze has not yet taken effect, but its impact is already being felt across the multifamily housing market.

On February 26, 2026, the City's temporary rent freeze will officially take effect as an interim step toward a permanent rent stabilization program expected later this year. While the ordinance has been described as a pause designed to provide policy runway, buyers and lenders are treating it as something more structural: a fundamental change in how rental housing is valued.

The result is not a freeze in activity, but a recalibration of price and perceived value in the marketplace.

From "Future Upside" to Present-Day Income

For decades, Santa Barbara's multifamily market has been driven by long-term local ownership that, by and large, has kept rents below market in exchange for good long-term tenants. Properties with below-market rents are routinely sold at a compressed CAP rate and a market-comparable per-unit basis, based on the expectation that rents could be raised over time as units turn over.

That assumption no longer holds.

Today, buyers are underwriting properties almost entirely on current, in-place income, rather than projected rent growth. The reason is straightforward: with rent increases frozen and long-term rules still undefined, future income is no longer underwritten reliably.

In investment terms, this is known as legislative risk, and it now sits squarely in Santa Barbara's pricing models.



How Math Changes Under a Rent Freeze

The impact becomes clear when looking at a simplified example.

Consider a five-unit apartment building where each one-bed unit rents for \$1,500 per month, producing \$90,000 in annual gross income. Assuming operating expenses of 40% (\$36,000), the property generates \$54,000 in net operating income (NOI). At a 5% capitalization rate, the property is valued at approximately \$1.08 million.

If those same five units were rented at the current market level of \$2,500, on the market, per month, the annual income would rise to \$150,000, and expenses are still 40% (\$60,000), NOI would now sit at \$90,000, and the implied value would increase to \$1.8 million at the same 5% cap rate.

In the past, buyers were often willing to pay closer to the higher valuation, anticipating they could grow into the income over time and seeing this as a potential upside and working to move the rent closer to market levels. Under the rent freeze, that upside is no longer immediately accessible, and buyers are declining to pay for future potential upside; they are paying based on the property's current situation.

The difference between those two scenarios is \$720,000 in value, not lost through deterioration or

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declining demand, but through a change in regulatory assumptions. The owner of the \$1500/month, in the past, we have seen trade closer to a 4.25-4.5% CAP as buyers see the opportunity to improve the property and, over time, improve rents naturally based on AB 1482. Which would have closed that gap in value between the two properties. In this current environment, with the uncertainty in place and knowledge of rent control coming to the market. Buyers will now pull back on their 'Value Add' component and focus more on the current situation, as it will take much longer to create value at the \$1500/month location, and for that reason, buyers will make offers on properties based on the current situation, and less on future upside.

Previously, buyers were willing to 'reach' on pricing for properties with below-market rents and potentially purchase at a 4.5% CAP or better, knowing they could create value through annual increases and, as units naturally turn, raise rents closer to market. Buyers will still be attracted to lower-priced per-unit properties, but the return on investment, or 'CAP rate,' will need to be adjusted now that the value-creation component will take much longer to realize. Buyers will not be willing to 'reach' on pricing as much as we saw over the past few years, i.e., before the rent freeze and rent control environment. Buyers will price properties based on the current situation rather than future potential upside, and for owners and sellers with properties that are well below market rent, this will influence their value in the market.

Operating Costs Continue to Rise

While rental income is frozen, operating expenses are not. Insurance premiums, utilities, labor, and maintenance costs continue to increase, often outpacing inflation.



This results in a margin squeeze that puts additional pressure on property values, especially for older buildings with legacy rents. Even buildings that are still cash-flow positive might experience a decline in net income over time, making valuation more difficult.

A major concern for many of these ownership groups is the age of their properties and the repairs and maintenance on the horizon, which the City is aware of and has noted in its General Plan.

Based on the 'City of Santa Barbara | General Plan (Revised Draft 2023-2031 Housing Element -

6th Cycle, Revised Draft, April 10, 2023) published by the City of Santa Barbara notes 87% of the housing stock was built before 1990.

'Housing Stock Characteristics Housing Conditions

The age and exterior condition of housing is one indicator of overall housing conditions. Approximately 87 percent of the housing stock in the City was built prior to 1990 (Table 9), which can raise housing maintenance issues. Housing units older than 30 years typically need some rehabilitation work to address issues with roofing, siding, and plumbing and electrical systems.'

Housing Stock Characteristics
HOUSING CONDITIONS
 The age and exterior condition of housing is one indicator of overall housing conditions. Approximately 87 percent of the housing stock in the City was built prior to 1990 (Table 9), which can raise housing maintenance issues. Housing units older than 30 years typically need some rehabilitation work to address issues with roofing, siding, and plumbing and electrical systems.

Table 9: Housing Unit Age
 City of Santa Barbara vs. Santa Barbara County

YEAR STRUCTURE BUILT	CITY OF SANTA BARBARA		SANTA BARBARA COUNTY	
	ESTIMATE	PERCENT	ESTIMATE	PERCENT
Built 2014 or later	241	0.8%	2,408	1.5%
Built 2010 to 2013	798	2.0%	3,078	2.0%
Built 2000 to 2009	1,682	4.2%	12,308	7.8%
Built 1990 to 1999	2,313	5.8%	15,497	9.9%
Built 1980 to 1989	4,189	10.5%	23,414	14.9%
Built 1970 to 1979	5,587	14.0%	29,155	18.6%
Built 1960 to 1969	6,665	16.7%	31,650	20.1%
Built 1950 to 1959	7,319	18.3%	20,148	12.8%
Built 1940 to 1949	2,829	7.1%	6,058	3.9%
Built 1939 or earlier	8,309	20.8%	13,447	8.8%
Total Housing Units	29,932	100%	159,317	100%

2015-2019 ACS, Table DP-4 (census data collected for this table has a high margin of error, the estimate for units built 2014 or later in the City of Santa Barbara is lower than actual numbers)

What Other Cities Suggest: Pasadena and Oxnard as Case Studies

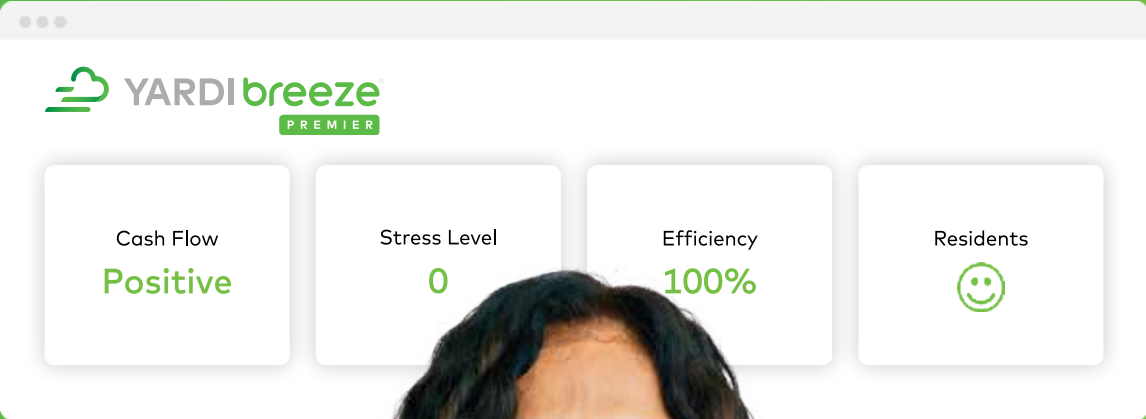
Santa Barbara is not the first California city to trigger a re-underwriting moment. While every market is unique with similar fundamentals, Pasadena and Oxnard help illustrate what typically follows: new administrative systems, higher compliance requirements, and buyers placing more weight on current income stability.

Pasadena: A New Rent-Control Regime

In November 2022, Pasadena voters approved Measure H, amending the city charter to create rent control provisions, a rent board structure, and expanded tenant protections.

As implementation progressed, Pasadena built out a formal Rental Registry and administrative apparatus

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Santa Barbara Rent Freeze from page 15

(including the Rent Stabilization Department) to manage program requirements.

Pasadena also illustrates another recurring feature of rent regulation: litigation and rule refinement over time. In late 2025, a California Court of Appeals decision addressed legal challenges to aspects of Pasadena's measure, signaling that, even after passage, details can remain unsettled.

Market takeaway: Once a city creates a rent-control framework, buyers typically underwrite not only rent limits but also the administrative and legal environment that accompanies it, registration systems, rulemaking, enforcement processes, and ongoing changes.

Oxnard: A Clear Cap on Rent Increases

Oxnard provides a different but instructive example: a straightforward rent stabilization program that limits increases for many units to 4% per year, with restrictions on the frequency of increases.

Oxnard also demonstrates how these programs often expand into registries and fees during implementation and enforcement, adding a measurable operating and compliance layer for owners.

Market takeaway: In capped-growth environments, buyers tend to pay closer attention to what's true today (in-place NOI), applying more conservative assumptions to turnover and rent growth — and scrutinizing operating expenses more aggressively — because expense inflation continues even when revenue is constrained.

The “Golden Handcuffs” Effect

One of the most immediate and least intuitive consequences of rent freezes and rent stabilization programs is a sharp decline in tenant mobility. Economists and housing professionals often refer to this phenomenon as the “golden handcuffs” effect.

When tenants secure housing materially below current market levels, that rent advantage begins to function like an asset. Even if a unit no longer fits a tenant's needs, moving becomes financially irrational once replacement housing would require a substantial increase in monthly cost.

For example, a tenant paying \$1,800 per month in a regulated unit may face market rents of \$2,800 or more for a comparable apartment. That \$1,000 monthly gap translates to a \$12,000 annual increase, enough to discourage relocation absent a significant life event. As a result, tenants stay longer, turnover slows, and units stop circulating through the market.



Effective Supply Shrinks — Even If Unit Counts Don't

While the number of housing units does not change overnight, the adequate supply (the number of units that become available each year) declines meaningfully. In an open market, natural tenant turnover regularly returns units to circulation, whereas under rent restrictions, churn diminishes.

The result is a housing supply desert for renters. Fewer listings appear, competition intensifies, and wait times increase, even though the city's total housing stock remains unchanged on paper.

This dynamic often produces a two-tier market:

- Regulated or frozen units, where rents remain constrained, and tenants stay put.
- Unregulated or exempt units, where demand concentrates, and rents can rise more quickly due to scarcity.

Paradoxically, policies designed to stabilize rents in one segment can increase pressure and volatility in the segment that remains flexible.

Why Turnover Matters to Value

For property owners and investors, turnover is more than a leasing event; it has historically been the primary mechanism for adjusting rents to market and creating value, particularly in older assets.

When tenant mobility declines:

- Buyers assume slower or nonexistent rent resets.
- “Value-add” strategies become harder to execute.
- Properties are underwritten more like bond-style investments, valued primarily on current net operating income rather than future growth.

These outcomes are not unique to Santa Barbara; they have appeared in varying forms in other regulated markets. What changes from city to city is the degree, not the direction, of the effect.

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How This Shows Up in Today's Market

In practical terms, the concept of golden handcuffs is already influencing underwritten conversations. Buyers are increasingly focused on tenant tenure, rent-to-market gaps (loss-to-lease), and realistic turnover assumptions under evolving regulations.

As rent policies shift from temporary measures to permanent frameworks, tenant behavior becomes a structural component of valuation rather than a short-term anomaly.

Understanding how these dynamics work is essential for both owners and policymakers, because housing availability is shaped not only by the number of units but also by how freely they move through the market.

What the Ordinance Does and Doesn't Do

The rent freeze takes effect February 26, 2026, and will remain in place until December 31, 2026, or until a permanent rent stabilization ordinance is adopted.

However, the City has established December 16, 2025, as a reference date. Rent increases implemented after that date may be credited against future allowable increases once a permanent program is in place.

The city has also amended its Just Cause Eviction Ordinance. Under the updated rules, owners seeking to withdraw units from the rental market under the Ellis Act must withdraw all units on the property at once. They may not re-rent the property for five years. We expect to see the draft ordinance towards the end of June or early July.

A Market Still Functioning, Differently

Importantly, buyers have not left the Santa Barbara market. Capital remains active, but it is more selective and disciplined. Properties with rents already at or near market levels are proving more resilient, while those with significant rent gaps are seeing sharper pricing adjustments.

In effect, the market is shifting from a growth-driven model to one centered on income certainty.

Whether the rent freeze proves temporary or becomes the foundation for a permanent regulatory framework, its influence on valuation is already established. For owners, understanding how properties are priced today, not how they were priced last year, will be critical to navigating the months ahead and long-term ownership in the City of Santa Barbara.

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CalRHA Legislative Updates

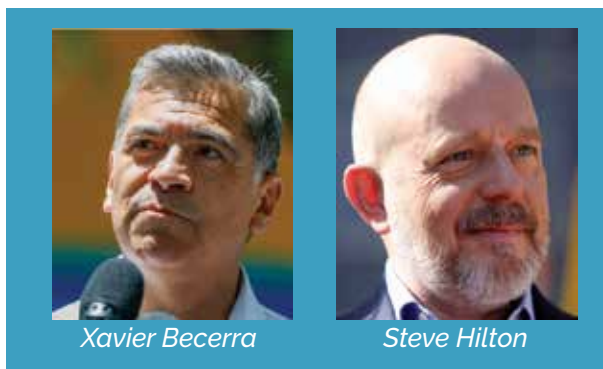


Kate Bell. KateBellStrategies.com

June 2026

Election Update

Due to voter registration numbers, Democrat Xavier Becerra should be elected Governor in our November election against Republican Steve Hilton. Governor Newsom officially endorsed Becerra this week, as did the CA Chamber of Commerce.



Xavier Becerra

Steve Hilton

All other statewide runoffs are also Democrat vs. Republican except the race for Insurance Commissioner where Democrat Jane Kim will be facing Democrat Ben Allen. On the Legislative front, several Moderate Democrat endorsed candidates were successful in the primary, including: Annalisa Perea-AD 31, Andrae Gonzalez-AD 35, Ayanna Davis-AD 65, and David Penalzoza-AD 68. The California Secretary of State does not certify election results until July 10, 38 days after the election.

For a full list of outcomes, please visit: <https://dp.electionresults.sos.ca.gov/>

Legislative Update

The Legislature is now working on policy committees hearings in the second house, where the deadline to pass is July 2nd before the Legislature leaves for summer recess until August 3rd.

SB 880 (Wahab) has been gutted and amended to become a corporate ownership in California. SB 880 would require an institutional investor, to provide written notice of the institutional investor's intent to sell the property to each tenant at least 90 days before advertising the residential real property

for sale in a multiple listing service and that the tenant has the right to remain in possession until the end of the lease term, except as specified. For sales of residential real property containing 1 to 4 residential dwelling units by an institutional investor, this bill would require the institutional investor to, among other things, only accept offers from prospective owner-occupants, including any tenant in possession, during the first 30 days after the property is listed for sale.



Aisa Wahab

With regard to other legislation that CalRHA has been engaged in, please find an update below:

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 working in coordination with a large coalition on amendments before the Senate Banking Committee.



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.



Sabrina Cervantes

CalRHA is supporting SB 1117 which has now passed to the Assembly and is pending in the Local Government Committee.

Continued on page 15



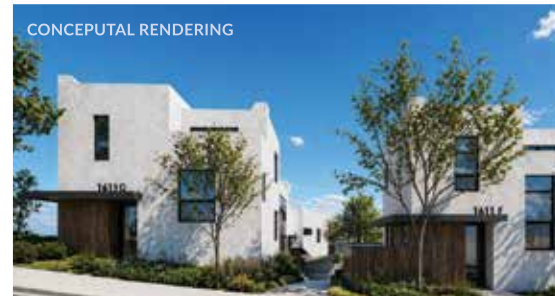
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SB 1160 (Durazo) Eviction Data Reporting. The bill proposes that the Judicial Council collect and publicly share eviction data, reporting it to the Legislature. Additionally, courts must supply monthly information on unlawful detainer cases, aggregated by ZIP Code, to be made available via a public records request.



Maria-Elena Durazo

CalRHA opposes SB 1160, which is pending before the Assembly Judiciary Committee.

SB 1296 (Durazo) Pet Mandates in Rental Property Advertisements and Applications. CalRHA opposes SB 1296, but has been engaged with the author's office who recently amended the bill to, among other things, shift from being mainly on disclosure of pet policies to one that also requires landlords who allow pets to maintain the policy in writing and make it accessible online, in digital ads, and in information sent to rental search engines. The amendments also change the required content of a pet policy from listing specific items like breed/weight restrictions, fees, limits, vaccinations, and insurance to a more general plain-language description of tenant pet owners' rights, responsibilities, requirements, and other material rules or restrictions. Finally, the amendments add

that failure to sign a pet addendum cannot be used as the basis for an unlawful detainer action, the refund of the application fee is the sole remedy and that there is no private right of action for other damages or relief, and that the bill does not require landlords to allow pets, create a website, or advertise through any particular medium. **SB 1296 is pending on the Assembly Floor.**

2026 Legislative Deadlines

- 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



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Susie Lein is a partner with the Law Firm of Kimball, Tirey & St. John LLP. Ms. Lein practices in the area of Landlord / Tenant law with an emphasis on fair housing and affordable housing issues. She has been an attorney with Kimball, Tirey & St. John since 2003 when she was admitted to the state bar.

Ms. Lein graduated from Chapman University School of Law in 2002 with an emphasis in Environmental, Land Use and Real Estate law and is an active member of the California State Bar. Ms. Lein has her BA in History from UC Davis. Prior to going to law school, Ms. Lein taught English in Japan for 4 years.

Ms. Lein is a frequent speaker for Apartment Associations (CAA, IREM, AHMA, etc.) and provides landlord/tenant, affordable housing and fair housing training to Property Management companies throughout Southern California. She is also a board member for the California Apartment Association. She is the author of several landlord/tenant articles available on Kimball, Tirey & St. John's website.

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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.



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NAA Event: RHALS



RHALS – Rental Housing Advocacy and Legal Summit



Welcome: RHALS 2026

The 2026 Rental Housing Advocacy and Legal Summit (RHALS) connects and educates government affairs professionals and volunteers while discussing pressing rental housing industry issues happening all over the country.

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

If you have any questions about attending, please contact Ben Harrold, Government Affairs (bharrold@naahq.org) or Lauren Shelton, Legal Affairs (lshelton@naahq.org).

Registration

Programming for RHALS is designed specifically for governmental affairs professionals, affiliate volunteers and legal professionals. Therefore, registration is limited and NAA reserves the right to cancel registration of anyone that does not meet the criteria.

Registration for suppliers is available to event sponsors only. Affiliate registration = \$549. You can register online at naahq.org.

Registration fee includes: Access to all general sessions, education sessions and Tuesday Welcome Reception. Breakfast will be provided each day of the conference. Lunch will be provided Tuesday only.

Schedule

Tuesday, August 4

7:30AM-5:00PM	Registration
8:00AM-8:45AM	Attendee Networking Breakfast
9:00AM-10:15AM	Advocacy Opening General Session
10:30AM-12:00PM	Legal & Advocacy Roundtable (LART)
12:00PM-1:00PM	Lunch & Open Discussion
1:15PM-2:15PM	Joint Session
2:15PM-2:45PM	Networking Break
2:45PM-3:45PM	Concurrent Sessions (2)
4:00PM-5:00PM	Session
4:00PM-5:00PM	Affiliate Exchange Session (Invite Only)
5:30PM-7:30PM	Welcome Reception
7:00PM-10:00PM	Affiliate Appreciation Dinner (Invite Only)

Wednesday, August 5

8:00AM-5:00PM	Registration
8:00AM-8:45AM	Attendee Networking Breakfast
9:00AM-10:00AM	Legal Opening General Session
10:15AM-11:15AM	Joint Session
11:30AM-12:30PM	Concurrent Sessions (2)
12:30PM-1:45PM	Lunch on Own
1:45PM-2:45PM	Joint Session
2:45PM-3:15PM	Networking Break
3:15PM-4:15PM	Joint Session
4:15PM-5:15PM	Session
4:15PM-5:15PM	Affiliate Exchange Session (Invite Only)

Thursday, August 6

8:30AM-10:00AM	Attendee Breakfast
10:00AM-11:00AM	Session
11:00AM-12:00PM	Session
12:00PM	Conference Concludes



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Rental Owner Updates

LVP INSTALL PRICES

How much is LVP / LVT costs installed?

I have 3 bedrooms 12x12 that have carpet and got two quotes for removing the carpet, installing LVP, and putting the 1/4 round in.

Let's call it 432 sq ft. Quote 1 was \$3600 and quote 2 was \$2500. Quote 2 people I have used before and went with them.

Basically just under \$6 a sq ft installed.
– Bonanza, NC

Wow, that's a lot!

The last time I switched from carpet to LVP, I hired a couple young men from church to pull up the carpet and tack strips. I think it cost \$120 total.

The last time we needed LVP installed, we hired another young man from church and paid him \$20/hr. It took him four hours to install 200 square feet. We paid him \$100 because he did such a great job.

If you have a good source for "industrious young men," I'd suggest asking the flooring people how much it would save if you did the prep work yourself. \$6/sq ft seems a little high to me.
– Robin, WI

If that includes high quality LVP the second quote is fine but the prices here are generally high.

I figure the material cost of the ones I use would be around \$1000 so pulling and dumping the carpet and pad and preparing the floor for \$1500 is not bad. I know when I've done it myself the prep takes a lot of time.
– JS, CA

Bizstats dot com will give you the ratio of cost of goods a contractor has to his labor cost. Typically it is one-part materials two-parts labor for a generalist in the construction field.

This can be sneaky though, as the contractor might adjust the materials price on you. so it would depend on the quality of the LTV.
– Rick, IN



I'm buying "Home Depot LifeProof: with a generic label from a local Mexican store that sells HD returns.

He has lots of friends and relatives who want work. He adds basic installation for \$1/sf. And I don't have to speak Spanish!
– Brad, IN

PEEL AND STICK BACKSPLASH

A few months ago, I hired a contractor to put a new ceramic tile backsplash on one of my rentals kitchen.

Today my handyman told me the new tenant put some kind of wallpaper/peel and stick over the tile. I'm afraid that when she moves out and it is removed it will damage the grout.

*Does anyone have experience with this?
I'm not happy!*
– David B, PA

She'll need to restore to move in condition or you may choose to deduct such cost from security deposit if you are holding one.

... go there and see for yourself and requested she restore now and pay cost. I would not be to pleased either. But perhaps it's a product made for this? Go there yourself. Everything in writing.
– Plenty, MO

Before you panic, put eyes on. The stuff I've seen at Lowes was super flat and probably simply touching the high spots of your tile.

What does your lease say? My lease is clear: no alterations without written approval from Management.

I would charge her \$200 payable on her next autodraft, reimbursable if she removes it without any residue.
– Brad, IN

– Brad, IN

Continued on page 33

**Everyone talks about
the pain of change**

**Nobody calculates
the cost of doing nothing**

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SQUATTERS

One of our landlords recently posted the following:

I want to post on craigslist my house for rent. But I heard squatters scan craigslist for possible targets and actually change the locks on the door, have a fake lease, and it turns into a civil issue where I have to evict them which could be 90 days, plus lawyers

*fees, and they will damage my house. On Hulu, there is a docuseries called "Squatters, get the f*** out of my house" Wow, I couldn't believe the stories. Any suggestions?*

– Rod, FL

Landlord responses include:

Simply Safe alarm is cheap insurance for remodels & vacant places, turn on when needed turn off when rented. Saved me a new kitchen set at 2am with rental truck backed up to one of my remodels.

– Kevin, FL

I would also recommend WiFi and a camera system. It's cheap insurance and easy to remove. I have a EuFy system but I also don't list an address. I give it out after vetting people. It's a little different with MFs and not as much a concern.

– JS, CA

I have SimpliSafe as well. One in my storage buildings and one I use as a floater.

Also use my Spypoint cellular trail camera. It's \$10/mo if you pay annually. They offer I think 100 pics a month for free, but I pay to get the unlimited.

All you need is electricity or good batteries. Sends pics directly to your phone while keeping HD quality on a card in the camera.

... Do not give out the address. Get their information first. Feel them out to see if they seem legit. . .

– Zero, IN

Following are suggestions from the L.A County Sheriffs, Realtor.com, and YouTube.

Secure and "Squatter-Proof" the Property

Upgrade Locks: Do not rely on cheap, easily bypassed locks. Install heavy-duty deadbolts and reinforce sliding glass doors and windows.

Remove Entry Aids: Store away ladders, benches, or large garbage bins that can be used to climb into second-story windows.

Block Visibility: Install curtains or blinds so potential squatters casing the neighborhood cannot see that the home is empty.

Leverage Technology and Monitoring

Install Security Systems: Put up visible security cameras, smart locks, and alarms. If someone attempts to break in, the alarm alerts you and allows you to call 911 immediately for a trespassing/break-in response.

Hide Real Estate Keys: Avoid basic lockboxes that can be easily forced open. Instead, use sophisticated, trackable electronic lockboxes.

Ditch "For Sale" Signs: Vacant properties with "For Sale" or "For Rent" signs become prime targets for squatters. Remove the sign or ask your agent to use alternative marketing.

Create the Illusion of Occupancy

Maintain the Exterior: Overgrown lawns and piled-up mail scream "vacant property". Mow the grass and ask the post office to hold the mail.

Use Light Timers: Plug interior and exterior lights into automatic timers so they go on and off at set intervals.

Utilize Neighborhood Watch: Let close neighbors know the house is temporarily unoccupied. Ask them to park in the driveway and report any suspicious activity immediately.

Take Legal and Administrative Precautions

Post Signs: Place visible "No Trespassing" signs on the property, which legally empowers law enforcement to remove unauthorized individuals.

Register as Vacant: Some municipalities (such as many in California) require you to register vacant properties. This provides official legal documentation if anyone attempts a fraudulent lease or residency claim.

Prevent Mail Fraud: Check the mailbox periodically. Squatters sometimes send mail to the address to try and establish "proof of residency" to delay the eviction process.



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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

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.

3rd 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:

- 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





In Honor of our Nation's 250th Birthday, and Because Not Many People Have Actually Read it in its Entirety:

THE DECLARATION OF INDEPENDENCE

In Congress, July 4, 1776

The unanimous Declaration of the thirteen united States of America,

When in the Course of human events, it becomes necessary for one people to dissolve the political bands which have connected them with another, and to assume among the powers of the earth, the separate and equal station to which the Laws of Nature and of Nature's God entitle them, a decent respect to the opinions of mankind requires that they should declare the causes which impel them to the separation.

We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness.

-That to secure these rights, Governments are instituted among Men, deriving their just powers from the consent of the governed,

-That whenever any Form of Government becomes destructive of these ends, it is the Right of the People to alter or to abolish it, and to institute new Government, laying its foundation on such principles and organizing its powers in such form, as to them shall seem most likely to effect their Safety and Happiness.

Prudence, indeed, will dictate that Governments long established should not be changed for light and transient causes; and accordingly all experience hath shewn, that mankind are more disposed to suffer, while evils are sufferable, than to right themselves by abolishing the forms to which they are accustomed. But when a long train of abuses and usurpations,

pursuing invariably the same Object evinces a design to reduce them under absolute Despotism, it is their right, it is their duty, to throw off such Government, and to provide new Guards for their future security.

-Such has been the patient sufferance of these Colonies; and such is now the necessity which constrains them to alter their former Systems of Government.

The history of the present King of Great Britain is a history of repeated injuries and usurpations, all having in direct object the establishment of an absolute Tyranny over these States. To prove this, let Facts be submitted to a candid world.

He has refused his Assent to Laws, the most wholesome and necessary for the public good.

He has forbidden his Governors to pass Laws of immediate and pressing importance, unless suspended in their operation till his Assent should be obtained; and when so suspended, he has utterly neglected to attend to them.

He has refused to pass other Laws for the accommodation of large districts of people, unless those people would relinquish the right of Representation in the Legislature, a right inestimable to them and formidable to tyrants only.

He has called together legislative bodies at places unusual, uncomfortable, and distant from the depository of their public Records, for the sole purpose of fatiguing them into compliance with his measures.

He has dissolved Representative Houses repeatedly, for opposing with manly firmness his invasions on the rights of the people.

He has refused for a long time, after such dissolutions, to cause others to be elected; whereby the Legislative powers, incapable of Annihilation, have returned to the People at large for their exercise; the State remaining in the mean time exposed to all the dangers of invasion from without, and convulsions within.

He has endeavoured to prevent the population of these States; for that purpose obstructing the Laws for Naturalization of Foreigners; refusing to pass others to encourage their migrations hither, and raising the conditions of new Appropriations of Lands.

He has obstructed the Administration of Justice, by refusing his Assent to Laws for establishing Judiciary powers.

He has made Judges dependent on his Will alone, for the tenure of their offices, and the amount and payment of their salaries.

He has obstructed the Administration of Justice, by refusing his Assent to Laws for establishing Judiciary powers.

He has made Judges dependent on his Will alone, for the tenure of their offices, and the amount and payment of their salaries.

He has erected a multitude of New Offices, and sent hither swarms of Officers to harrass our people, and eat out their substance.

He has kept among us, in times of peace, Standing Armies without the Consent of our legislatures.

He has affected to render the Military independent of and superior to the Civil power.

He has combined with others to subject us to a jurisdiction foreign to our constitution, and unacknowledged by our laws; giving his Assent to their Acts of pretended Legislation:

For Quartering large bodies of armed troops among us:

For protecting them, by a mock Trial, from punishment for any Murders which they should commit on the Inhabitants of these States:

For cutting off our Trade with all parts of the world:

For imposing Taxes on us without our Consent:

For depriving us in many cases, of the benefits of Trial by Jury:

For transporting us beyond Seas to be tried for pretended offences:

For abolishing the free System of English Laws in a neighbouring Province, establishing therein an Arbitrary government, and enlarging its Boundaries so as to render it at once an example and fit instrument for introducing the same absolute rule into these Colonies:

For taking away our Charters, abolishing our most valuable Laws, and altering fundamentally the Forms of our Governments:

For suspending our own Legislatures, and declaring themselves invested with power to legislate for us in all cases whatsoever.

He has abdicated Government here, by declaring us out of his Protection and waging War against us.

He has plundered our seas, ravaged our Coasts, burnt our towns, and destroyed the lives of our people.

He is at this time transporting large Armies of foreign Mercenaries to compleat the works of death, desolation and tyranny, already begun with circumstances of Cruelty & perfidy scarcely paralleled in the most barbarous ages, and totally unworthy the Head of a civilized nation.

He has constrained our fellow Citizens taken Captive on the high Seas to bear Arms against their Country, to become the executioners of their friends and Brethren, or to fall themselves by their Hands.

He has excited domestic insurrections amongst us, and has endeavoured to bring on the inhabitants of our frontiers, the merciless Indian Savages, whose known rule of warfare, is an undistinguished destruction of all ages, sexes and conditions.

In every stage of these Oppressions We have Petitioned for Redress in the most humble terms: Our repeated Petitions have been answered only by repeated injury. A Prince, whose character is thus marked by every act which may define a Tyrant, is unfit to be the ruler of a free people.

Nor have We been wanting in attentions to our Brittish brethren. We have warned them from time to time of attempts by their legislature to extend an unwarrantable jurisdiction over us. We have reminded them of the circumstances of our emigration and settlement here. We have appealed to their native justice and magnanimity, and we have conjured them by the ties of our common kindred to disavow these usurpations, which, would inevitably interrupt our connections and correspondence. They too have been deaf to the voice of justice and of consanguinity.

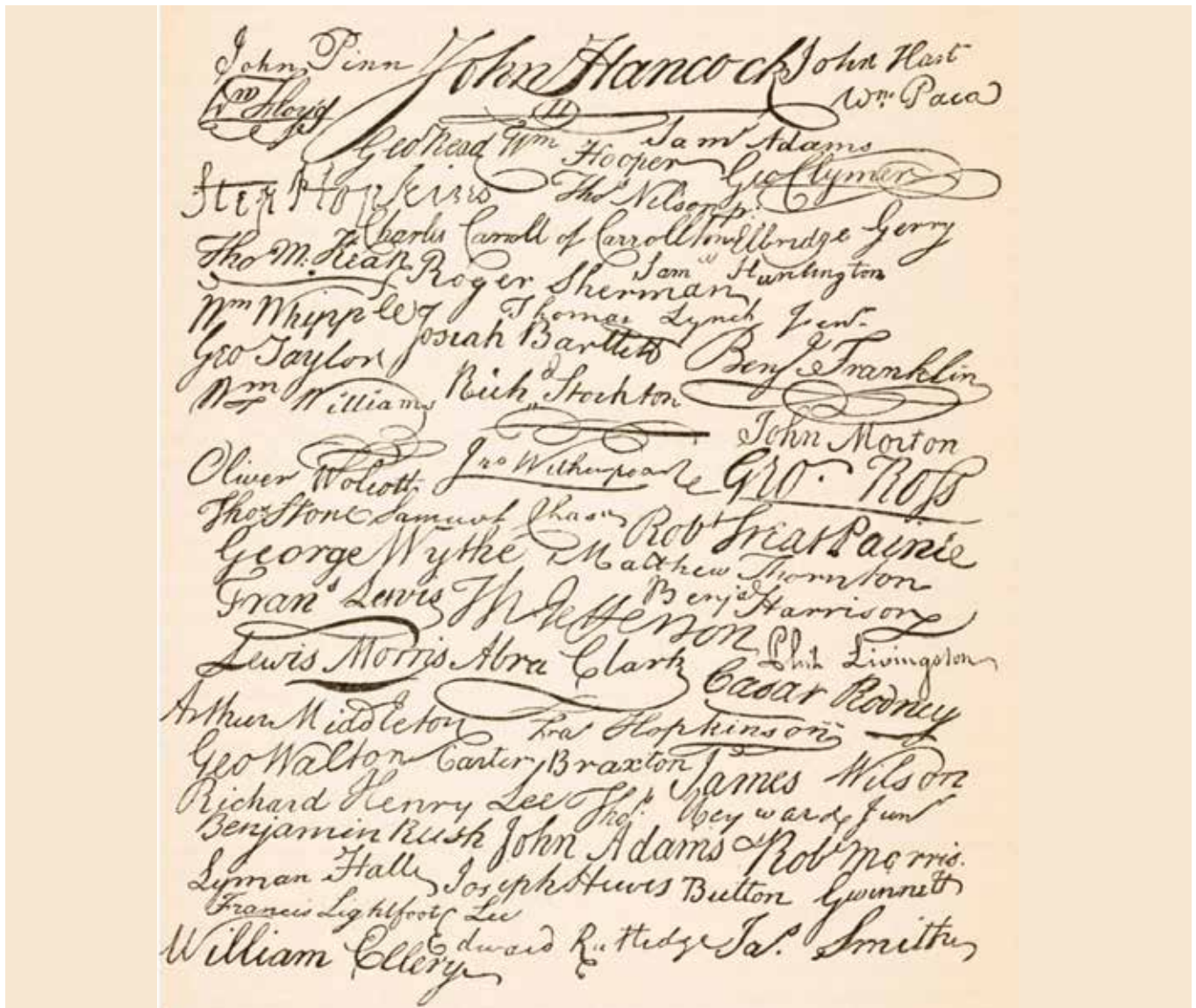
We must, therefore, acquiesce in the necessity, which denounces our Separation, and hold them, as we hold the rest of mankind, Enemies in War, in Peace Friends.

We, therefore, the Representatives of the united States of America, in General Congress,

Assembled, appealing to the Supreme Judge of the world for the rectitude of our intentions, do, in the Name, and by Authority of the good People of these Colonies, solemnly publish and declare, That these United Colonies are, and of Right ought to be Free and Independent States; that they are Absolved from all Allegiance to the British Crown, and that all political connection between them and the State of Great Britain, is and ought to be totally dissolved; and that as Free and Independent States, they have full Power to levy War, conclude Peace, contract Alliances, establish Commerce, and to do all other Acts and Things which Independent States may of right do.

And for the support of this Declaration, with a firm reliance on the protection of divine Providence, we mutually pledge to each other our Lives, our Fortunes and our sacred Honor.

(56 SIGNERS from the original 13 colonies)



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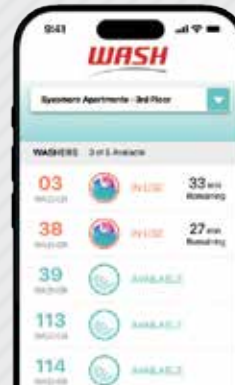
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