

NOV 2026

SANTA BARBARA
RENTAL PROPERTY

news

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

FIGHTING FOR YOUR PROPERTY RIGHTS

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PROPERTY • ACCOUNTABILITY • COMMUNITY • ELECTIONS

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President's Message

Betty Jeppesen, President SBRPA



Our most important goal this month is to gather enough signatures on our Referendum to take the Rent Stabilization Ordinance to the ballot and to then let the people decide rather than just 4 people on the City Council.

Please see page 9 for the article by Jay Reed on how the Referendum works and **PLEASE SIGN OUR REFERENDUM AND TELL ALL YOUR FRIENDS TO SIGN OUR REFERENDUM.** On page 12, you will find locations where you can sign.

Santa Barbara City Council Just Cause Ordinance

When you read this, the Santa Barbara City Council will have had its first reading of these proposed amendments to the Just Cause Ordinance which are different from and in addition to the Rent Stabilization Ordinance.

Here are some highlights. Please look to page 43 for the highlighted portions of the Ordinance proposals."

- 🏠 You cannot begin an eviction process (3-day notice to pay rent or quit) unless the rent has been unpaid for **ONE FULL MONTH**.
- 🏠 You have to prove that you are entitled to that rent. So, if the tenant is claiming habitability issues, you have to prove that there are none.
- 🏠 You cannot evict to move in a close relative if that would result in a child under 18 being displaced during a school year.
- 🏠 You cannot evict to move in a close relative if that would result in the displacement of a teacher at a school.
- 🏠 You cannot evict to take the unit off the market except with the extension of **ONE FULL YEAR** if a senior asks for it.
- 🏠 You cannot re-rent for 10 years or you are subject to penalties.
- 🏠 The exemptions for single family homes, condos and owner occupied units renting out no more than two units including an ADU or Junior ADU from paying relocation fees **ARE**

Are they getting to you yet? Will landlords come out and speak against this now? What will it take? It is always a handful of us representing landlords and a **ROOM FULL of tenants** who get in the Council's face and say **DO THE RIGHT THING** according to what they think it the right thing.

Please take a look at the highlighted portions of what I have put together.

Thank you.

Betty
Betty L. Jeppesen
SBRPA President

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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.

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.

Orientations are scheduled as required. Check with office for next meeting date: admin@sbrpa.org or call 805-687-7007.



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



2026 Q4 Events and Programs

Assembly of Delegates (AOD)

Wednesday-Friday, November 11-13, 2026
1515 Wyandotte St, Loews Kansas City, KC, MO

The Assembly of Delegates (AOD) is composed of up to two hundred and fifty (250) delegates from the NAA's ten regions. AOD is NAA's largest business meeting of the year, where all NAA and NAAEI Boards, Committees and Task Forces meet, and the new incoming volunteer leadership is installed. See page 41 for more information.

NAA's Monthly Advocacy and Legal Webinar

Join us for our popular webinar series, National Apartment Association's (NAA) Monthly Advocacy and Legal Webinar (ALW). This series is hosted by NAA staff, exclusively for the association's members and affiliate partners.

This webinar takes place on the third Wednesday of each month at 2 p.m. ET. Please note some dates have been adjusted to avoid scheduling conflicts with NAA events.

- Wednesday, November 18, 2026
- Wednesday, December 16, 2026

See page NAAHQ.org for more information.

If you have an event, news, or an article that would be of interest to our members, please email magazine@sbrpa.org.

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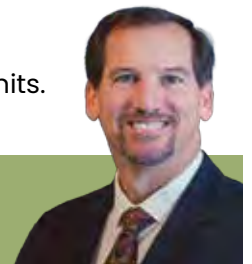


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The Referendum to Stop Santa Barbara's Rent Control

by Jay Reed

SBRPA is organizing a referendum to stop Santa Barbara's new rent control ordinance. Through the *Help Save Santa Barbara Housing Committee*, we have retained election counsel and a professional signature-gathering firm. Now we need members to help fund and carry out the effort. City Hall has voted. That does not mean the fight is over.

The council completed adoption Oct. 6. Our next step is not another round of testimony. It is a petition that can suspend the ordinance and require the council to repeal it or put it before voters.

Here is how we get there.

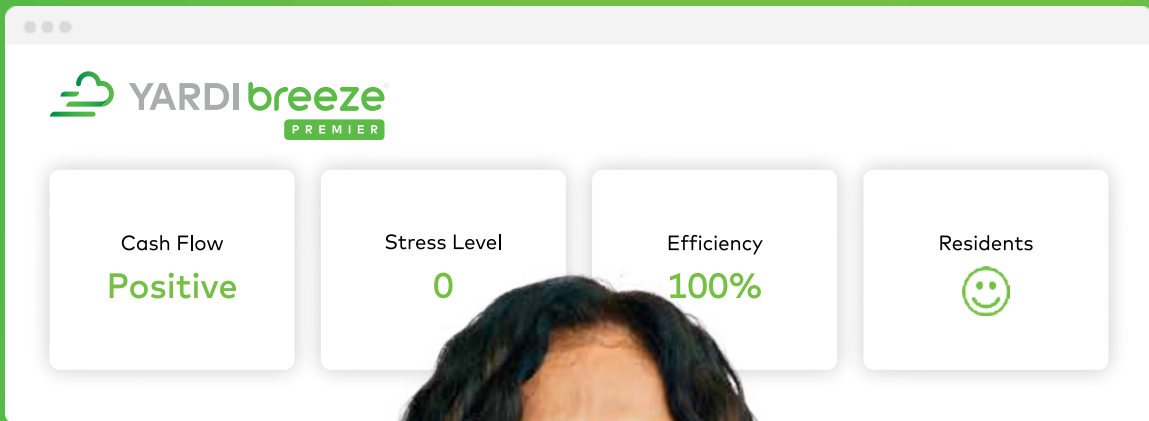
Under the full-text referendum process, we have 30 days from City Clerk attestation to gather and submit signatures. That is the clerk's formal authentication of the adopted ordinance, not the date someone posts it online. Counsel will confirm the filing deadline and petition requirements. Collection, checking and delivery must all fit inside that window.

Our working requirement is 5,535 valid signatures from registered voters within the City of Santa Barbara. We must gather substantially more because duplicates, registration problems and other defects can disqualify signatures. Owning property in the city is not enough: the signer must be a registered city voter. County residents outside city limits cannot sign this petition.

The operation has three parts. Ashlee Titus of *Bell, McAndrews & Hiltachk* handles election-law matters and petition review. NPC, our contracted signature-gathering firm, manages collection and processing. My firm, *Wheelhouse Strategies*, coordinates the campaign, vendors, communications and fundraising with committee leadership.

Professional circulators will work alongside volunteer support. NPC's agreement requires checking every signature, including volunteer signatures, and identifying duplicates. We will track progress throughout circulation.

**A stack of petition sheets is not the finish line.
A sufficient number of valid signatures is.**



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The Referendum to Stop Santa Barbara's Rent Control *from page 9*

Members should coordinate volunteer collection with the committee and use only the approved petition. Signing a website form or expressing support by email does not replace signing the petition. Even members who cannot sign can introduce us to eligible voters and help organize opportunities to collect signatures.

Once we file, elections officials conduct their own verification, which can take several weeks. Our internal checks do not replace theirs. After certification, the council must either repeal the ordinance or submit it to voters. **A timely, sufficient petition suspends the challenged ordinance; it cannot take effect unless voters approve it.**

That is why qualification matters immediately, even before an election.

March 2027 has been discussed as a possible special-election date, but nothing is scheduled. Verification and council action determine the timetable, and other qualifying measures could affect election scheduling. We are also watching the separate just cause eviction proposal. Any challenge to that ordinance would require its own petition and deadline. We are not waiting for it to act on rent control.

This is the qualification phase, not the later ballot campaign. Contributions now pay for legal preparation, petition printing, circulators, processing and verification. If the council sends the ordinance to voters, a separate election campaign and fundraising effort would follow.

Please contribute at [SaveSantaBarbara.com](https://www.savesantabarbara.com) (<https://www.savesantabarbara.com/>). If you have pledged, fulfill that commitment now. Crews, printing and verification must be paid for while the work is happening, not after the deadline.

Help beyond a contribution matters, too. Introduce potential donors. Host a briefing. Volunteer to collect signatures. Share the committee's information with friends and neighbors.

Visit [SaveSantaBarbara.com](https://www.savesantabarbara.com) (<https://www.savesantabarbara.com/>) for updates, contribution instructions and ways to help.

SBRPA has organized the effort. The professionals are on board. What happens next depends on whether we turn concern into signatures and funding while the window is open.

**Our working
requirement is 5,535
valid signatures
from registered
voters within the
City of Santa**

The council has had its say. Help us give voters theirs.



image, Elaine Sanders, Independent.com

The Santa Barbara City Council discusses the Rent Stabilization Ordinance

Don't Let 4 City Council Members Decide Your Future – Let The Voters Decide

Read “The Referendum to Stop Santa Barbara’s Rent Control”
(page 9) to understand the Referendum and how it works.

Help us get there.

Here are some of the places where you can go to sign the petition:

The Santa Barbara Rental Property Association Office

123 W. Padre Street, Suite D, Santa Barbara, CA 93101.

The office will be open from 10:00 a.m. to 4:00 p.m. until the last
date for signatures on the referendum.

The Santa Barbara Association of Realtors

1415 Chapala Street, Santa Barbara, CA 93101.

In front of Gelson's Supermarket

3305 State Street, Santa Barbara, CA 93105

Ralphs Supermarket

100 W. Carrillo Street, Santa Barbara, CA 93101

In addition to these locations, SBRPA and SBAOR members will
also have petitions in various areas of the city. Please contact the
SBRPA office if you have any questions, at 805-687-7007.

Let Santa Barbara Decide the Future of State Street

by Jim Knell

Six years ago, when the pandemic emptied our dining rooms, the City closed State Street to cars so downtown could survive. It was the right call at the time. Restaurants moved into the street, neighbors came back, and for a while the heart of Santa Barbara felt alive again.

But an emergency measure was never meant to become permanent policy by default. That is what happened last month, when the City Council adopted a State Street Master Plan that keeps nine blocks of our main street closed to cars, carries a price tag of roughly \$100 million, and was never put to the people who will pay for it and live with it.



Continued on page 15

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That is why the Committee to Reopen State Street submitted more than 6,000 signatures from Santa Barbara voters to the City Clerk, gathered in about three weeks. People do not stop on a sidewalk to sign a petition unless something is bothering them. On State Street, what is bothering them is plain to see. Roughly one in eight storefronts between the 400 and 1300 blocks sits empty. Some downtown real estate owners have reported that space that once rented for \$4 a square foot now going for about \$1. At those rents, owners cannot finance the improvements that would bring good tenants back. Long-time businesses are giving way to pop-ups, and a street that once drew families from every corner of the city is too often a corridor of e-bikes passing papered-over windows.



image Erika Carlos, independent.com

The numbers match what merchants feel. Since the closure, downtown sales tax revenue has grown just 1 percent, which is a decline once inflation is counted. Over the same period, Coast Village Road grew 42 percent, the Funk Zone 15 percent and Milpas Street 14 percent. Those districts faced the same pandemic, the same rise of online shopping and the same economy. The difference is that people can get to them.

I want to be fair to City staff, who spent five years on this plan in good faith. They point out that State Street's slide began in 2017, before COVID, and that is true. They point to welcome news, including UCSB, the Music Academy of the West and the Film Center choosing downtown. But a decline that began nearly a decade ago is an argument for changing course, not for doubling down on an approach that has not turned it around. The plan asks a great deal of faith: a new downtown anchored by housing that has not been built, paid for with money that is not yet in hand.

There is also the question of how we pay for it. In 2017, voters approved Measure C, a sales tax with clear priorities for public safety and infrastructure. As former Fire Chief Pat McElroy wrote in these pages last month, no comparable vote has been held on the State Street plan. If the City intends to lean on public dollars of that scale for State Street, voters deserve a say first.



image, Facebook, Deni Godoi

Let me be clear about what we are not asking for. We are not asking to bring back four lanes of traffic or to tear out outdoor dining. We support a shared-use State Street: low-speed vehicle access, parking and deliveries, alongside wide sidewalks, outdoor dining and retractable bollards that close the street for events and emergencies. That balance is how many thriving downtowns work. Of the more than 200 pedestrian malls built in the United States, nearly 90 percent have since been removed or reopened to traffic.

I should be plain about my own stake. I own more commercial property on State Street than anyone, and I am helping fund this effort. I have never hidden that. But I am far from alone. More than 300 merchants have joined the State Street Business Alliance because their livelihoods depend on a downtown people can reach, and every taxpayer in this city has a stake in whether roughly \$100 million is spent wisely.

Once the election officials verify the signatures, the City Council will face a choice: repeal the ordinance or let voters decide. I hope the Council lets voters decide. Santa Barbara has always been at its best when it argues things out in the open and settles them together. State Street belongs to all of us. Its future should be decided by all of us, too.

Jim Knell is the founder and president of SIMA Corporation and a supporter of the Committee to Reopen State Street.



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Your Rents Are Capped. Your Tax Bill May Not Know It Yet.

by Jack Gilbert (DRE #02197493)

Last December, during a marathon City Council session on rent control, Councilmember Kristen Sneddon described where an apartment building's value comes from: "Where the wealth generated in this property comes from is not from the rents. It's from the increased value of the property just by existing over time."

California's property tax system makes the same assumption. For anyone who bought an apartment building between 2021 and the middle of 2025, it may not hold right now. On October 6, the council gave final approval to the rent stabilization ordinance, 4 to 3. Much has been said about the cap itself. Far less has been said about what it does to



values, and almost nothing about how those values flow back to your property tax bill.

Prop 13 sets two limits: 1 percent and 2 percent

Prop 13 limits your property tax in two separate ways, and it helps to keep them apart.

The first limit is the tax rate. The general property tax is capped at 1 percent of your assessed value. Your bill runs a little higher because Prop 13 lets voters approve bonds on top of that 1 percent. In most of the City, school and college bonds add about 0.05 percent, so a typical Santa Barbara apartment owner pays about 1.05 percent of assessed value, plus a few small fixed charges.

The second limit is the assessed value itself. It starts at your purchase price and can rise by no more than 2 percent a year, whether or not your building is worth more. So 1 percent is the rate, and 2 percent is how fast the value it applies to can grow. A \$5 million assessment at about 1.05 percent is a bill of about \$52,500. Next year the assessment can rise to \$5.1 million, and the bill rises with it.

Prop 8, passed the same year, adds the exception that matters now: if your building's market value on January 1 falls below that Prop 13 value, you are entitled to be taxed on the lower number.

Taxes, NOI and value move together

A building is worth its net operating income (NOI) divided by a cap rate, and property tax sits inside that math. Each dollar of tax is a dollar less NOI, and at a 5 percent cap rate, each dollar of NOI is worth about \$20 of value. Run it the other way and value drives tax: at about 1.05 percent, each \$1 million of assessed value costs about \$10,500 a year.

So the four numbers form a loop: higher taxes, lower NOI, lower value and, if the building is reassessed, lower taxes again. The catch is that Prop 13 lets the loop run only one way on its own. Your assessed value keeps rising every January 1. It comes down only when the Assessor lowers it, and for an apartment building, the surest way to make that happen is to ask.

How rent control pulls value down

Rent control enters the loop at NOI. Covered rents are frozen at their December 16, 2025 levels through this year. From January 1, 2027, they can rise by only 60 percent of inflation, or 2.1 percent for 2027. Costs are not capped. During that December debate, Councilmember Mike Jordan warned that "there's absolutely nothing in the statistical basis of CPI that has anything to do with the expense loads on investment property," naming mortgage rates, taxes and repairs.



Property tax, NOI, value and assessed value form a loop. Every link runs on its own except the last: a lower value lowers the tax bill only if the building is reassessed. Graphic: Jack Gilbert / SBRSO.com

Continued on page 20



SBRPA PAC

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POLITICAL ACTION COMMITTEE

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NOVEMBER 3, 2026

The Santa Barbara Rental Property Association Political Action Committee proudly recommends the candidates below. These are the leaders most committed to defending our members' personal property rights and standing up against overreaching local regulation of rental housing.



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Your Rents are Capped from page 18

When income grows that slowly while costs compound, NOI falls behind, and buyers pay less for each dollar of it, which shows up as a higher cap rate. State law still lets rents reset to market when a unit turns over, which softens the effect but does not erase it. By our team's count of closed sales, published at centralcoastmultifamily.com/research, City apartment buildings sold at an average cap rate of 4.93 percent in 2025 and 5.31 percent through September 2026 (5.22 percent across the South Coast). At the 2021-2022 peak, they traded in the mid-3 percent range. On the same income, a building that sold at 3.5 percent sells for about a third less at 5.25 percent.

The tax line inside the ordinance

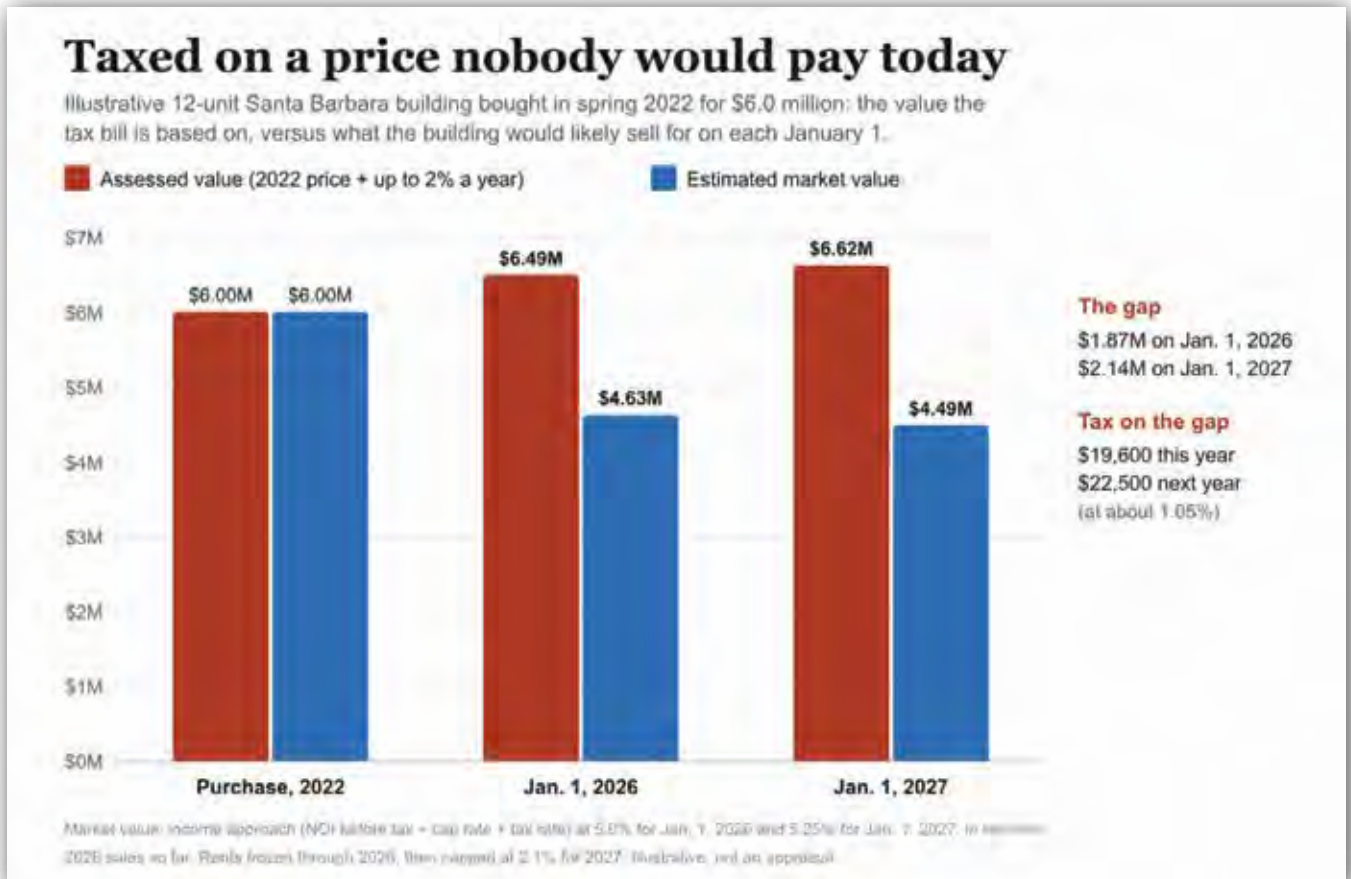
The ordinance even writes the loop into its own rent formula. Its fair-return petition (Section 26.90.050) compares NOI in the 2025 base year with NOI in the "current year," and only two years of property tax count: "Property taxes attributable to an assessment for the base year and for the current year." A lower assessment raises current NOI and shrinks what a petition can seek. An assessment restored later does the opposite. (Our [owner's guide to the ordinance](#) covers the rest.) Of the petition process, Councilmember Sneddon said in September, "I thought it was a formula." It is one, and your tax bill is in it.

Who is likely over-assessed

Buyers from 2021 through 2023 paid peak or near-peak prices, but the window does not close there. Until a September 2025 council memo put rent stabilization on the agenda, buyers priced Santa Barbara apartments under state law, [AB 1482](#), which allows increases of 5 percent plus inflation, up to 10 percent a year. Five of the nine City sales in the first nine months of 2025 that reported a cap rate closed at 4.7 percent or lower. On the same income, going from 4.7 percent to this year's 5.3 percent means about 11 percent less value, before counting the rent growth the ordinance took away.

We pulled this year's tax roll for eight City apartment buildings that sold from 2021 to 2023, at prices from \$2.8 million to \$16.8 million. Seven are still assessed at their purchase price plus the annual increases. Only one has a Prop 8 reduction.

Owners reassessed after an inheritance or a transfer that did not qualify for an exclusion, and owners who recently added units, may be in the same position. Long-time owners are not: a building bought in 1995 carries a Prop 13 value far below market. For a rough first test, divide your assessed value by your number of units. By our count,



An illustrative 12-unit building bought in 2022: its Prop 13 assessed value keeps climbing while its market value has fallen.
Graphic: Jack Gilbert / SBRSO.com

City buildings of five or more units have sold for a median of about \$408,000 a unit since January 2025. If you are well above that, look closer.

One building, two tax bills

Take the 12-unit building from my talk at the July Rent Control Roundtable: \$370,800 of 2025 income and \$86,000 of operating costs before tax. Suppose it sold in the spring of 2022 for \$6.0 million, a typical peak price of \$500,000 a unit. Its Prop 13 value is now \$6.49 million, so this year’s bill, at about 1.05 percent, is roughly \$68,200.

What would it sell for on January 1, 2026, the date this year’s bill is based on? The council had voted on December 16 to pursue a rent freeze, so a buyer would have priced it on flat rents. At a 5.0 percent cap rate, it is worth about \$4.63 million. By January 1, 2027, at this year’s average of roughly 5.25 percent, it is worth about \$4.49 million, against a Prop 13 value of \$6.62 million.

The gap this year is \$1.87 million, or about \$19,600 a year in tax. A Prop 8 reduction would lift NOI from about \$211,700 to \$231,400, a 9.3 percent increase with no change in rents, and at 5.0 percent that NOI supports roughly \$390,000 more value when a lender sizes a loan.

Recent buyers are not immune. Bought in the spring of 2025 at a 4.7 percent cap rate, for about \$4.97 million, the same building would be assessed about \$680,000 above market on January 1, 2027, or roughly \$7,200 a year in tax. The lower tax bill would also shrink the 2022 owner’s possible fair-return petition, from about \$13,100 a year to nothing. A Prop 8 cut lasts only while values stay down, while a petition increase stays in the rent base, so run both numbers before filing either.

How the Assessor decides

Prop 13 resets a building to full market value only when it sells, and new construction is added at its own value. A Prop 8 review is separate. Each January 1, state law requires the Assessor to enroll the lower of your Prop 13 value and your market value, and the state Board of Equalization says assessors continually monitor the market. But our tax-roll check suggests peak-era apartment buildings are mostly not lowered unless the owner asks.

A request puts an appraiser on your building, who looks at what a buyer would: comparable sales near January 1 (up to 90 days after), the income the building can legally earn, and its condition. State rules value that income “subject to such legally enforceable restrictions as such persons may



The same building’s income, with property tax at its Prop 13 value and at market value after a Prop 8 review. Graphic: Jack Gilbert / SBR SO.com

foresee,” which is why the ordinance itself should count most from January 1, 2027, when the cap takes effect. The ordinance takes effect November 5 unless a referendum petition qualifies. Either way, this year’s value rests on the market as of January 1, 2026.

How to ask

Start with the “Notice of Values” for your parcel at sbcassessor.com. If it shows your purchase price plus the annual increases, ask whether the building would have sold for that much on January 1, 2026. Two deadlines are this fall:

1. Informal review. The County’s “Real Property Request for Informal Assessment Review” is due November 16, 2026, with no fee listed. Include your opinion of value, three comparable sales and, for income property, three years of income and expenses, a current rent roll and asking rents on vacant units. The form warns that if the income data is not supplied within 15 working days, no review will take place.
2. Formal appeal. State form BOE-305-AH, filed with the Clerk of the Board by November 30, 2026, for \$65 per parcel, online or on paper. Keep paying your taxes; a win brings a refund.

An informal review does not extend the appeal deadline, so if you are late in the window, file both. A reduction covers one January 1 at a time and cannot reach back to earlier years. As values recover, the Assessor can raise it by more than 2 percent a year, but never above your Prop 13 value. For 2024 and 2025 buyers, next year’s review of January 1, 2027 may be the stronger one.

How we can help

A Prop 8 review turns on one question: what would your building have sold for on January 1? We answer that every day. We will prepare a free opinion of value for your building, based on the income the ordinance actually allows and current Santa Barbara sales, that you can attach to a request or give to your tax adviser. We will also show you how a lower tax bill would change a fair-return petition. We are brokers, not appraisers, attorneys or tax agents, and we do not file on your behalf.

Visit sbrso.com/my-value or centralcoastmultifamily.com, or contact Steve Golis (DRE #00772218), Jack Gilbert (DRE #02197493) or Aneta Jensen (DRE #01994822) at Radius Commercial Real Estate.

Jack Gilbert (DRE #02197493) is a Senior Associate with the Golis Team at Radius Commercial Real Estate (Firm DRE #01334755) and leads SBRso.com, a research project on Santa Barbara’s rent ordinance that Radius funds. The Golis Team, which includes Steve Golis (DRE #00772218) and Aneta Jensen (DRE #01994822), specializes in apartment buildings from Ventura to San Luis Obispo County.

Jack serves on the fundraising committee of the Help Save Santa Barbara Housing Committee, the coalition planning a referendum on the ordinance. This article is general information, not legal or tax advice. Questions about a specific property: jgilbert@radiusgroup.com or (805) 728-5561.

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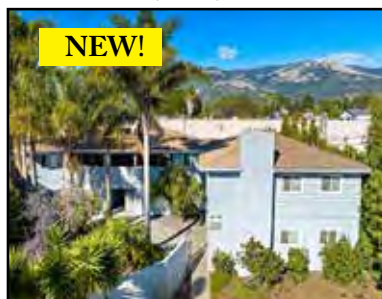
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10 OF THE BIGGEST RED FLAGS IN SANTA BARBARA'S NEW RENT CONTROL ORDINANCE

ADOPTED OCTOBER 6, 2026

These are just 10 of the many concerns for Santa Barbara rental property owners.

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1



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2



ALMOST NO RENTAL HOUSING IS EXEMPT FROM THE RENT CAP.

Only three types of properties are exempt: single-family homes, condominiums and new construction built on or after Feb. 1, 1995. Owner-occupied duplexes, triplexes and fourplexes are NOT exempt.

3



ALMOST EVERYONE REGISTERS EVEN IF YOU'RE EXEMPT.

Nearly all rental units must register annually and pay a City fee, including single-family homes, condos, newer construction and ADUs. The only exception is rental units within an owner-occupied dwelling where the owner and tenant share facilities such as a kitchen or bathroom.

4



THE RULES ARE COMPLICATED AND A MISTAKE COULD STOP YOU FROM COLLECTING RENT.

The ordinance adds extensive notices, deadlines, disclosures and requirements. Failure to properly register could prohibit you from demanding or accepting rent. Other violations could be used as a defense in an action to recover rent or possession.

5



CAPITAL IMPROVEMENTS & FAIR RETURN REQUIRE A LENGTHY, INVASIVE PROCESS.

You must petition the City, provide extensive financial and property information, and justify your request. The City can review your entire business including income, expenses, records and books and you carry the burden of proving your request qualifies. The process may take up to a year.

6



TENANTS CAN PETITION FOR LOWER RENTS.

Tenants may seek rent reductions based on decreases in housing services or habitability issues, adding another City proceeding that property owners must respond to.

7



TEMPORARY RELOCATION COULD COST THOUSANDS.

If tenants need to temporarily relocate for repairs or improvements, owners could owe **\$150 PER DAY** for lodging and **\$30 PER PERSON PER DAY** for meals. A family of four displaced for just 29 days equals **\$7,830** before paying for the actual repairs or improvements.

8



THE RENT STABILIZATION BOARD GUARANTEES TENANTS A MAJORITY.

At least 4 of 7 members must be tenants, while not one seat is guaranteed to a rental property owner or property manager—even though the Board will hear appeals and have significant authority over the program.

9



PROPERTY OWNERS PAY FOR A COSTLY NEW CITY PROGRAM.

The City estimates the program will cost \$1.5–\$2 million+ annually, plus \$500,000 just to begin implementation. Owners must pay the annual registration fee and can pass through only 50% to tenants. If tenants don't pay their share, there is no recourse except small claims court.

10



FUTURE EXPANSION IS BUILT IN.

If Costa-Hawkins is repealed or changed, additional properties could automatically become subject to the RSO. Any future expansion should come back to the City Council for public review and a separate decision—not automatically take effect under an ordinance adopted today.



THERE IS A PATH TO CHANGE. A REFERENDUM CAN PUT THIS ORDINANCE BEFORE THE VOTERS.

If enough valid signatures are gathered, Santa Barbara voters can consider repealing or amending the rent control ordinance. SBAOR is exploring this option and will keep you informed.



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Help Save Santa Barbara Housing Committee (HSSBHC)

We are a broad coalition of local housing providers, small business owners, renters, homeowners, and residents. We believe Santa Barbara needs real affordability solutions, not a costly new bureaucracy that makes rental housing harder to provide and harder to find.

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Maximize the team's efforts by contributing \$200 per rental unit.

This Is About More Than Rent Control.

Affordability

We believe Santa Barbara needs real affordability solutions, not a costly new bureaucracy that makes rental housing harder to provide and harder to find.

Fairness

A fair system protects the rights of all property owners and renters alike, ensuring that no one is unfairly burdened by City Hall's decisions.

Voter Choice

City Hall should not make this decision alone. We are committed to putting this issue back on the ballot for the people of Santa Barbara to decide.

Voters Deserve the Final Say

If the City Council adopts rent control, the committee intends to work to refer that decision to the ballot so Santa Barbara voters can decide. **City Hall does not get the last word. Voters do.** Learn how the Referendum Works. (<https://www.savesantabarbara.com/the-referendum>)

The Referendum Effort Needs Immediate Support

A referendum requires legal work, petition preparation, printing, professional signature gathering, compliance, voter outreach and public education. Go to:

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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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CalRHA Legislative Updates

Kate Bell, KateBellStrategies.com



October 2026

End of Session Public Policy Update

End of Session Wins

SB 493 (Becker) Price Gouging During War. This bill has been amended to more clearly tie wars to an emergency declaration by the President or Governor and limit it to 30 days, with the option for a 30 day extension, if needed. This bill failed to get the necessary votes to pass so was sent to the Inactive file, which was a major win for the industry.



Josh Becker

AB 1128 (Muratsuchi) Mobile-home Rent Caps for Torrance. Despite the bill being narrowed to only apply to the City of Torrance, AB 1128 was opposed by CalRHA and failed to pass the Assembly Floor on Concurrence.



Al Muratsuchi

Governor Newsom's Signed Rental Housing Related Bills

AB 1265 (Haney) Historic Rehabilitation Tax Credit. The bill extends California's historic rehabilitation tax credit program and was supported by CalRHA.



Matt Haney

AB 1842 (Harabedian) Mortgage Forbearance. This bill expands mortgage forbearance protections for borrowers whose residential property becomes uninhabitable because of a federally declared disaster, and it would require servicers to provide up to 180 days of initial forbearance, with



John Harabedian

extensions up to 12 months. CalRHA supported AB 1842.

AB 2025 (Pellerin) Digitally Altered Advertisement Photo. This bill would require a person who includes a digitally altered image in an advertisement or other promotional material for the rental of real property to include a disclosure, link, URL, or QR code to the original, unaltered photo.



Gail Pellerin

AB 2042 (Kalra) Civil Actions. This bill clarifies rules for challenging defaults in debt collection and other civil cases and updates how service of process must be documented and reviewed. Clarifies that a party that was not served in accordance with the SPARE Act may seek dismissal of a case, as permitted by law and applies to service attempted or completed after January 1, 2027.



Ash Kalra

SB 868 (Wiener) Residential Heat Pump Water Heater or HVAC Systems. Establishes requirements for cities and counties related to the installation of residential heat pump water heater or heat pump heating, ventilation, and air-conditioning (HVAC) system (residential heat pump systems). Makes void and unenforceable any covenants, conditions, or restrictions (CC&Rs) of a common interest development (CID) and any provision of the governing documents of a homeowners' association (HOA) that prohibits or restricts the installation or use of residential heat pump systems within the CID.



Scott Wiener

Continued on page 37



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SB 868 (Wiener) Plug-in Solar. Eases use of portable solar devices by renters, allowing for balcony installation. Despite concerns voiced over the bill removing the ability of utilities to verify that equipment meets basic safety and operational standards, and potential damage to rental property, Governor Newsom signed SB 868.

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. CalRHA supported SB 1117.



Sabrina Cervantes

SB 1160 (Durazo) Eviction Data Reporting. SB 1160 was amended coming off Suspense to delay implementation by five years and make the bill contingent upon an appropriation by the Legislature. It would first require the Judicial Council, by July 1, 2032, to determine when each county court system can submit the required data; counties able to do so would begin quarterly reporting on January 1, 2033, and all counties would be required to comply by January 1, 2034. CalRHA was neutral on SB 1160.



Maria-Elena Durazo

SB 1296 (Durazo) Pet Ads. The bill will require landlords who allow pets to keep a written pet policy, disclose it in specified online and application materials, and refund application fees in certain cases if the policy was not properly disclosed and take effect April 1, 2027. Late amendments added a private right of action to the bill, so CalRHA opposed the bill.

SB 1365 (Allen) Price Gouging.

This bill provides that it is an affirmative defense to the charge of price gouging if an increase in the rental price of a housing unit was directly attributable to additional costs for repairs or additions beyond normal maintenance incurred within the year prior to an emergency declaration and either the housing was rented, advertised for rent, or offered for rent at the time the costs were incurred or the person can prove that within a year before the declaration the intent to offer the housing for rent within 6 months of the repair or addition already existed. Assembly Amendments deleted provisions of this bill related to the Cartwright Act and reframed exemptions to the charge of price gouging as affirmative defenses. CalRHA and others in the industry opposed SB 1365.



Ben Allen

SB 1371 (Durazo) Solid Waste Handling: Labor Disputes. CalRHA opposed SB 1371, along with a large coalition, because it would make trash service disruptions during labor disputes harder to prevent and harder to manage.

All eyes now turn to the November election and we will send out results in early November.



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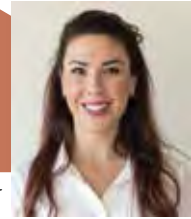


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There's More to SBRPA than You may Realize



Lydia I. Perez *SBRPA Executive Director*

After more than 21 years in property management, I've learned that having the right resources, education, and professional connections can make all the difference in this industry. That's exactly what SBRPA strives to provide.

While our legal and advocacy efforts have received considerable attention lately, there's so much more happening behind the scenes that our members may not realize!

More Than Just Rental Forms

Our rental forms are one of our most popular membership benefits, but they're just the beginning. Behind the scenes, we coordinate with industry professionals to maintain these resources, identify opportunities for improvement, and make them accessible to our members.

We're also continually looking for ways to improve our website, expand available resources, and help members get the most out of their membership.

Education That Makes a Difference

Education is something I'm especially passionate about. Whether you own one rental property or manage hundreds of units, there's always something new to learn.

From *Fair Housing* and *Property Management 101* to professional certification programs like *Certified Apartment Manager (CAM)* and *Certified Apartment Maintenance Technician (CAMT)*, SBRPA provides opportunities for members and their employees to continue developing their skills.

What you don't always see is the work involved in coordinating instructors, developing programs, securing sponsorships, and building partnerships that make these opportunities possible.

One of my priorities is to continue expanding our educational offerings and providing more opportunities to learn throughout the year.

Connections, Partnerships, and Opportunities

Through Coffee Time, networking events, our Business Partner program, and industry collaborations, SBRPA helps connect property owners, managers, and professionals who share common interests.

We also maintain relationships with the Santa Barbara Association of REALTORS®, California Rental Housing Association (CalRHA), and National Apartment Association (NAA), allowing us to exchange ideas, access additional resources, and bring valuable opportunities back to our members.

These relationships don't happen overnight. They're developed and maintained through ongoing communication, collaboration, and participation.

The Work Behind the Scenes

Beyond our programs and events, we're continually working to strengthen the Association through sponsorships, grant opportunities, member communications, our magazine, New Member Orientations, and the development of additional member benefits.

We're also exploring ways to generate revenue beyond membership dues, helping support the Association's long-term sustainability while expanding the programs and resources available to members.

Not every accomplishment comes with an announcement, but each of these efforts contributes to the overall value of your membership.

Looking Ahead

One of the things I enjoy most about serving as Executive Director is being able to bring my property management experience into the work we do. I understand firsthand the challenges rental housing providers face, and I'm passionate about developing resources and opportunities that make a meaningful difference.

My goal is simple: I want our members to see SBRPA as more than an annual membership renewal. I want them to see an Association that continues working to provide value throughout the year, even when that work isn't always visible.

I'm proud of what we're building together and excited about what's ahead.

Thank you for being part of SBRPA!

Lydia I. Perez

Executive Director

Santa Barbara Rental Property Association



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Events and Programs



Assembly of Delegates (AOD)

NAA Q4 EVENTS

Assembly of Delegates (AOD)

Wednesday-Friday, November 11-13, 2026

1515 Wyandotte St, Loews Kansas City, KC, MO

The Assembly of Delegates (AOD) is composed of up to two hundred and fifty (250) delegates from the NAA's ten regions. AOD is NAA's largest business meeting of the year, where all NAA and NAAEI Boards, Committees and Task Forces meet, and the new incoming volunteer leadership is installed.

The 2026 Assembly of Delegates meeting will take place in-person at the Loews Hotel in Kansas City,

REGISTRATION. Pre-Registration to the 2026 Assembly of Delegates is complimentary for all attendees who register by November 1, 2026. There is a \$50 registration fee for registrations received AFTER November 1.

Registration includes all NAA/NAAEI committee meetings, NAA Chair's Welcome Reception, and Post Installation Reception. The Installation Dinner is a paid ticketed event.

AOD is a Member Only event. NAA reserves the right to cancel registrations for individuals who are not members.

SCHEDULE. Several events are by invitation only. For the full schedule of events and further information on the Assembly of Delegates, please go to:
<https://naahq.org/events/assembly-of-delegates>

NAA Q4 MEMBER PROGRAMS

NAA Leadership Track

Diversity Leadership Program provides individuals of diverse backgrounds an opportunity to develop as rental housing leaders through mentorship, education, personalized assessments and collaboration. Call for Applications: September through November

Professional advancement and support are available for you, too, if you're ready to take the next step as a leader. **NAA's Diversity Leadership Program (DLP)** is

a hybrid career development opportunity which offers up to 15 individuals from underrepresented groups skills building and training for emerging rental housing leaders. This year-long initiative includes a personal strengths assessment and mentoring from seasoned industry pros ready to provide guidance on professional development and networking beyond your current organization. Selected participants will learn core motivational drivers, emotional intelligence and conflict resolution techniques. *NEW this year, you will receive an additional 4 hours of inclusive leadership training.*

With a complimentary registration to **2027 Apartmentalize**, the largest rental housing conference, you'll have a chance to connect with your mentor, engage with the rest of the industry and participate in committee meetings alongside the rest of the DLP Class of 2027! Gain foundational leadership skills that support professional development and provide opportunities to join local or national committees.

For additional program information, application requirements, and FAQ's, see:

<https://naahq.org/programs/diversity-leadership>

Leadership Lyceum provides individuals the opportunity to develop as inspired, empowered and informed volunteer leaders in rental housing. This collaborative, in-person, year-long program brings together professionals across the country to exchange knowledge and experiences.

NAA's Leadership Lyceum provides up to 37 individuals an opportunity to develop as inspired, empowered and informed emerging volunteer leaders in the rental housing industry for all active NAA members. With appointed graduates representing NAA's 10 regions, this immersive and collaborative program equips active NAA volunteer leaders with the skills, confidence and occasions to network and share experiences on a state, local and national level.

Participants will gain a diverse and well-rounded perspective from their classmates that helps create more inclusive working environments throughout the industry. In addition to earning **8 CECs upon completion of the program and participating on a local or**

national committee, you'll get the chance to show off your new knowledge and skills at three sessions held during NAA's Advocate, Apartmentalize and Assembly of Delegates.

NAA also offers a limited number of exclusive registration fellowships, including complimentary program participation, so read your application

Available Programs



CAM: Certified Apartment Manager

CAPS: Certified Apartment Portfolio Supervisor

CAMT: Certificate for Apartment Maintenance Techs

CALP: Certified Apartment Leasing Professional

Specifics on each individual program, are available on the NAA website:

<https://naahq.org/programs/leadership-lyceum>

Program Application Requirements

- Active NAA Membership
- Employed a minimum of one year in the rental housing industry
- Minimum two years of involvement in a volunteer role in an association or non-profit (industry or non-industry related), or Active Volunteer Involvement at an NAA Affiliate
- Military Service Documentation (if applicable)
- Updated resume
- Personal Statement

Program Selection

Candidate selection is 1 candidate per NAA Region per 500,000 units. Regional Breakdown is as follows:

Region 1: 2 Candidates	Region 6: 6 Candidates
Region 2: 1 Candidate	Region 7: 3 Candidates
Region 3: 3 Candidates	Region 8: 1 Candidate
Region 4: 3 Candidates	Region 9: 3 Candidates
Region 5: 1 Candidate	Region 10: 1 Candidate

Once the call for applications closes, all submitted applications will be shared with their region's Regional Vice President (RVP). The RVP will determine their region's candidate(s) for the Leadership Lyceum program.

The Fellowship candidates (10) will be determined by NAA and NAAEI officers.

In addition to the Regional and Fellowship candidates, two Supplier member candidates will be selected by the National Suppliers Council (NSC) officers.

Registration

NAA's Leadership Lyceum is tuition-based. The cost to participate is \$1,000. This non-refundable fee covers the program and administrative expenses. All selected candidates are responsible for their meeting registrations and travel expenses to attend the three in-person sessions held during NAA's Advocate, Apartmentalize, and the Assembly of Delegates Meetings.

Some employers or NAA Affiliates may also sponsor all or part of a regional appointed participant's registration. NAA is also offering a limited number of exclusive fellowships, including complimentary program participation, so read your application carefully for that prompt.

Fellowships Available

- Affiliate Executive Leader (1)
- Culturally Diverse Leaders(2)
- Emerging Leaders(4)
- Military Veteran Leader(1)
- National Suppliers Council Leader (1)
- Senior Corporate Leader(1)

Timeline

- September 1, 2026: Applications Open
- October 30, 2026: Applications Due
- January 4, 2027: Selected Applicants Notified
- February 4, 2027: Application Payments Due
- March 16, 2027: Session 1 - Advocate (Washington, DC)
- June 15, 2027: Session 2 - Apartmentalize (Denver, CO)
- November 1, 2027: Session 3 - Assembly of Delegates (Washington, DC)

Just Cause Ordinance from page 5

This is a continuation of the President's Message

Dear Members,

The Santa Barbara City Council agenda for next Tuesday, October 20th, has just been released.

Unbelievably, the City Council intends to **REMOVE** the following exemptions from having to pay relocation assistance payments for Just Cause, No Fault evictions:

[Deleted] F. A property containing two separate dwelling units within a single structure in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy, and neither unit is an accessory dwelling unit or a junior accessory dwelling unit.

G. Housing that has been issued a certificate of occupancy within the previous 15 years.

H. A rental unit that is alienable separate from the title to any other dwelling unit, provided that both of the following apply:

1. The owner is not any of the following:

- a. A real estate investment trust, as defined in Section 856 of the Internal Revenue Code.
- b. A corporation.
- c. A limited liability company in which at least one member is a corporation.

2. a. The tenants have been provided written notice that the residential property is exempt from this section using the following statement:

"This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation."

b. For a tenancy existing before the effective date of this chapter, the notice required under subsection (H)(2)(a) of this section may, but is not required to, be provided in the rental agreement.

c. For any tenancy commenced or renewed on or after the effective date of this chapter, the notice required under subparagraph a. must be provided in the rental agreement.

d. Addition of a provision containing the notice required under subsection (H)(2)(a) to any new or renewed rental agreement or fixed-term lease constitutes similar other terms for the purposes of Section 26.50.070(B)(1)(e).

[End Deleted]

So, all of these units that did not have to pay relocation assistance fees are now **SUBJECT** to these fees.

There is also the **addition** of the following exemptions **INSTEAD**:

"[New Language] F [End New Language]. Housing restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code, or subject to an agreement that provides housing subsidies for affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code or comparable federal statutes. This exception does not apply to tenancies assisted by Section 8 Housing Choice Vouchers where the housing is not otherwise restricted by deed, regulatory restriction contained in an agreement with a government agency, or recorded document or agreement requiring the owner to offer housing at below market rent."

In the section that allows a former tenant the right to re-rent for two years following an eviction for remodel, the rent is now the rent at the time the notice of termination was given plus only the amount allowed under the new section 26.90 or as set by Civil Code section 1954.53 or Section 26.50.100 (D) or (E).

The reporting to the Community Development Department is replaced by a new department called City Administrator's Office, Office of Housing and Community Vitality.

"Owner" under the code is now defined as California Civil Code section 1946.2(b)(2)(A)(viii)(II) definition which is: "Owner" means any of the following:

(ia) An owner who is a natural person that has at least a 25-percent recorded ownership interest in the property.

(ib) An owner who is a natural person who has any recorded ownership interest in the property if 100 percent of the recorded ownership is divided among owners who are related to each other as sibling, spouse, domestic partner, child, parent, grandparent, or grandchild.

(ic) An owner who is a natural person whose recorded interest in the property is owned through a limited liability company or partnership.

26.50.071. Substantive Limitations on At-fault Just Cause Evictions

A. The following substantive limitations apply to at-fault just cause evictions under Section 26.50.070 for default in the payment of rent:

1. Rent may be in default only if the owner is entitled to payment of the rent amount under the rental agreement executed by the owner and tenant and applicable law. Rent is not in default as to any amount that a tenant has lawfully withheld for the owner's breach of the rental agreement, failure to provide a habitable rental unit, or failure to perform any obligation imposed on the owner under applicable law.

2. An owner shall not evict a tenant for default in the payment of rent unless the amount of rent past due and unpaid is equivalent to one full month's rent under the rental agreement executed by the tenant and owner.

3. In any action to recover possession of a rental unit under Section 26.50.070 for default in the payment of rent, it shall be a defense that the owner impeded the tenant's effort to pay rent by refusing to accept rent that a third party paid on behalf of the tenant, refusing to provide a W-9 form or other necessary documentation for the tenant to receive rental assistance from a government agency, non-profit organization, or other third party, or denied access to any payment method authorized at or immediately prior to the time of the issuance of any notice to pay rent or quit.

B. The following substantive limitations apply to at-fault just cause evictions under Section 26.50.070 for breach of a material term of the lease:

1. The material term breached must be lawful, reasonable, and plainly stated in the rental agreement signed by the tenant. When a material term is added to a rental agreement after the initial creation of the tenancy the owner must inform the tenant in writing that acceptance of the new term is not mandatory for continuation of the tenancy unless the new term is required by law. If the new term is required by law, the owner must notify the tenant in writing of the specific legal requirement mandating the new or changed term.

2. To establish a substantial violation of a material term of the tenancy, the owner must demonstrate all of the following:

a. that the violation caused substantial actual injury to the owner or to other residents;

b. that the tenant's conduct was unreasonable; and

c. the term complies with paragraph 1 of this Subsection.

There is also new language under the eviction for the breach of a material term of the agreement as follows;

“26.50.071. Substantive Limitations on At-fault Just Cause Evictions

A. The following substantive limitations apply to at-fault just cause evictions under Section 26.50.070 for default in the payment of rent:

1. Rent may be in default only if the owner is entitled to payment of the rent amount under the rental agreement executed by the owner and tenant and applicable law. Rent is not in default as to any amount that a tenant has lawfully withheld for the owner's breach of the rental agreement, failure to provide a habitable rental unit, or failure to perform any obligation imposed on the owner under applicable law.

2. An owner shall not evict a tenant for default in the payment of rent unless the amount of rent past due and unpaid is equivalent to one full month's rent under the rental agreement executed by the tenant and owner.

3. In any action to recover possession of a rental unit under Section 26.50.070 for default in the payment of rent, it shall be a defense that the owner impeded the tenant's effort to pay rent by refusing to accept rent that a third party paid on behalf of the tenant, refusing to provide a W-9 form or other necessary documentation for the tenant to receive rental assistance from a government agency, non-profit organization, or other third party, or denied access to any payment method authorized at or immediately prior to the time of the issuance of any notice to pay rent or quit.

B. The following substantive limitations apply to at-fault just cause evictions under Section 26.50.070 for breach of a material term of the lease:

1. The material term breached must be lawful, reasonable, and plainly stated in the rental agreement signed by the tenant. When a material term is added to a rental agreement after the initial creation of the tenancy the owner must inform the tenant in writing that acceptance of the new term is not mandatory for continuation of the tenancy unless the new term is required by law. If the new term is required by law, the owner must notify the tenant in writing of the specific legal requirement mandating the new or changed term.

2. To establish a substantial violation of a material term of the tenancy, the owner must demonstrate all of the following:

a. that the violation caused substantial actual injury to the owner or to other residents;

b. that the tenant's conduct was unreasonable; and

c. the term complies with paragraph 1 of this Subsection.

3. Before commencing to evict a tenant for breach of a material term of rental agreement, the owner must serve the tenant a written notice of the violation, demand that the violation be cured, and give the tenant a reasonable opportunity to cure the violation. The written notice must inform the tenant that a failure to cure may result in the initiation of eviction proceedings. The written notice must contain a brief statement of the facts upon which the owner is relying and sufficient details of the violation to allow the tenant to reasonably comply with the demand to cure.

C. The fact that a tenant has been arrested not on the property, convicted of a crime in the past, been the victim of a crime, or contacted the police or other emergency services, in and of itself, is not evidence of nuisance for purposes of an eviction under Section 26.50.070 for maintaining, committing, or permitting the maintenance or commission of a nuisance. Conduct that is the result of the status of a tenant as a victim of domestic violence, sexual assault, stalking, human trafficking, elder abuse, or another crime against the tenant shall not be evidence of a nuisance under Section 26.50.070 unless the conduct is by the tenant and would otherwise constitute a nuisance under applicable law.

D. Before commencing to evict a tenant for committing waste as described in paragraph (4) of Section 1161 of the Code of Civil Procedure, an owner must serve the tenant a written notice of the conditions alleged to constitute waste, demand that the tenant cure the condition, and give the tenant a reasonable opportunity to cure the violation. A tenant may cure the condition by ceasing the conduct giving rise to the condition and restoring the property to a habitable condition or paying the owner the reasonable cost of restoring the property to a habitable condition as agreed by the tenant and owner.

E. Nothing in this Section shall be construed to alter the procedure for filing an action for recovering possession of a rental unit under Part 3, Title 3, Chapter 4 of the California Code of Civil Procedure. [End New Language] 3. Before commencing to evict a tenant for breach of a material term of rental agreement, the owner must serve the tenant a written notice of the violation, demand that the violation be cured, and give the tenant a reasonable opportunity to cure the violation. The written notice must inform the tenant that a failure to cure may result in the initiation of eviction proceedings. The written notice must contain a brief statement of the facts upon which the owner is relying and sufficient details of the violation to allow the tenant to reasonably comply with the demand to cure.

F. The fact that a tenant has been arrested not on the property, convicted of a crime in the past, been the victim of a crime, or contacted the police or other emergency services, in and of itself, is not evidence of nuisance for purposes of an eviction under Section 26.50.070 for maintaining, committing, or permitting the maintenance or commission of a nuisance. Conduct that is the result of the status of a tenant as a victim of domestic violence, sexual assault, stalking, human trafficking, elder abuse, or another crime against the tenant shall not be evidence of a nuisance under Section 26.50.070 unless the conduct is by the tenant and would otherwise constitute a nuisance under applicable law.

G. Before commencing to evict a tenant for committing waste as described in paragraph (4) of Section 1161 of the Code of Civil Procedure, an owner must serve the tenant a written notice of the conditions alleged to constitute waste, demand that the tenant cure the condition, and give the tenant a reasonable opportunity to cure the violation. A tenant may cure the condition by ceasing the conduct giving rise to the condition and restoring the property to a habitable condition or paying the owner the reasonable cost of restoring the property to a habitable condition as agreed by the tenant and owner.

H. Nothing in this Section shall be construed to alter the procedure for filing an action for recovering possession of a rental unit under Part 3, Title 3, Chapter 4 of the California Code of Civil Procedure. [End New Language]”

New language concerning a family member moving in:

“26.50.072. Substantive Limitations on No-fault Just Cause Evictions

A. The following substantive limitations apply to no-fault just cause evictions under Section 26.50.070 for use and occupancy of a rental unit by the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents (collectively referred to as “owner’s use” in this Subdivision).

1. Once an owner has recovered possession of a rental unit for owner’s use, the owner may not recover possession of any other rental unit on the property for the same purpose. This subsection does not prevent an owner in good faith from permanently withdrawing rental units from the rental market.

2. It shall be a complete defense to an action to recover possession for owner’s use if the action would result in any of the following during a school year:

a. The displacement from the unit of a child under the age of 18;

b. The displacement from the unit of a tenant that has a custodial or family relationship with a child under the age of 18 and the child lives with the tenant on a regular basis at least part time during the school year; or

c. The displacement of a tenant who is a teacher or administrator employed by public or private, elementary, middle, or high school, junior college, college, or university. School year means a period of approximately 9 – 10 months, generally between the period from mid-August to mid-June. The tenant shall have the burden of producing evidence of the applicable school year and of the application of this defense.

B. Before commencing to evict a tenant to substantially remodel a rental unit, the owner shall comply with the requirements for a capital improvement plan under Section 26.50.110 of this Code.

C. Nothing in this Section shall be construed to alter the procedure for filing an action for recovering possession of a rental unit under Part 3, Title 3, Chapter 4 of the California Code of Civil Procedure. [End New Language]”

Concerning the removal of rental property from the market, the following language is now added:

“D. This subsection applies to rental units subject to Chapter 26.90 of this Code. The owner of a rental unit subject to Chapter 26.90 must comply with the following additional requirements:

1. When the owner gives notice of termination under subdivision B, the owner must also file a separate statement, under penalty of perjury, of the number of rental units on the property, the street address and unit designation of the rental units, the name or names of the tenants of each rental unit according to address and unit

designation, and the rent applicable to each rental unit according to address and unit designation. The statement must be filed with the City Administrator's Office, Office of Housing and Community Vitality on the same day that notice is given to the tenants. The statement shall be separate from the notice of termination and shall be treated as confidential information by the City for purposes of the Information Practices Act of 1977 (Chapter 1 (commencing with Section 1798) of Title 1.8 of Part 4 of Division 3 of the Civil Code). The City shall, to the extent required by the preceding sentence, be considered an "agency," as defined by subdivision (d) of Section 1798.3 of the Civil Code.

2. If a tenant is at least 62 years of age or disabled, and has lived in the rental unit for at least one year prior to the date of delivery to the City of the notice of termination, then the date of termination for the rental unit shall be extended to one year after the date of delivery to the City of that notice and the supplemental statement required by paragraph 1 of this subsection, provided that the tenant or lessee gives written notice of their entitlement to an extension to the owner within 60 days of the date of delivery to the City of the notice of termination. In that situation, the following provisions shall apply:

- a. The tenancy shall be continued on the same terms and conditions as existed on the date of delivery to the City of the notice of termination, subject to any adjustments otherwise available under Chapter 26.90.
- b. No party shall be relieved of the duty to perform any obligation under the lease or rental agreement.
- c. The owner may elect to extend the tenancy on any other unit on the property to coincide with the termination date of the rental unit extended under this paragraph 2, subject to subparagraphs a. and b.
- d. Within 30 days of the notification by the tenant to the owner of their entitlement to an extension, the owner shall give written notice to the City of the claim that the tenant is entitled to stay in their accommodations or unit within the accommodations for one year after date of delivery to the City of the notice of termination.
- e. The notice of termination to a tenant of a rental unit shall contain a statement of the rights and responsibilities under this paragraph 2.

E. This subsection applies to rental units subject to Chapter 26.90 of this Code.

1. For all tenancies commenced during either (a) the five-year period after any notice of intent to withdraw the rental unit is filed with the City, whether or not the notice of intent is rescinded or the withdrawal of the accommodations is completed pursuant to the notice of intent or (b) the five-year period after the rental unit is withdrawn from the rental market, the rental unit shall be offered and rented or leased at the lawful rent in effect at the time any notice of intent to withdraw the accommodations is filed with the City, plus annual

adjustments available under Section 26.90.040. This paragraph shall prevail over any conflicting provision of law authorizing the owner to establish the rental rate upon the initial hiring of the accommodations.

2. If a rental unit is offered again for rent or lease for residential purposes within two years of the date the rental unit was withdrawn from the rental market, the following shall apply:

- a. The owner of the rental unit shall be liable to any tenant who was displaced from the property by that action for actual and punitive damages. Any action by a tenant pursuant to this paragraph shall be brought within three years of the withdrawal of the rental unit from rent or lease. However, nothing in this paragraph precludes a tenant from pursuing any alternative remedy available under the law.
- b. The City Attorney may institute a civil proceeding against the owner for punitive damages for displacement of tenants in violation of this paragraph. Any action pursuant to this paragraph shall be brought within three years of the withdrawal of the Rental Unit from rent or lease.
- c. Any owner who offers a rental unit for rent or lease shall first offer the unit for rent or lease to any tenant displaced from that unit by the withdrawal pursuant to this chapter, if the tenant has advised the owner in writing within 30 days of the displacement of the tenant's desire to consider an offer to renew the tenancy and has furnished the owner with an address to which that offer is to be directed. The tenant or former tenant may advise the owner at any time during the eligibility of a change of address to which an offer is to be directed. If the tenant has advised the owner pursuant to this subdivision of a desire to consider an offer to renew the tenancy, then the owner shall offer to reinstitute a rental agreement or lease on terms permitted by law, including this subsection to that displaced tenant. This offer shall be deposited in the United States mail, by registered or certified mail with postage prepaid, addressed to the displaced tenant the address furnished to the owner as provided in this subdivision, and shall describe the terms of the offer. The displaced tenant shall have 30 days from the deposit of the offer in the mail to accept the offer by personal delivery of that acceptance or by deposit of the acceptance in the United States mail by registered or certified mail with postage prepaid.

3. An owner who offers a rental unit again for rent or lease within 10 years from the date on which it is withdrawn shall first offer the unit to any tenant displaced from that unit by the withdrawal, if that tenant requests the offer in writing within 30 days after the owner has notified the City of an intention to offer the rental unit again for residential rent or lease. The owner of the rental unit shall be liable to any tenant who was displaced by that action for failure to comply with this paragraph, for punitive damages in an amount which does not exceed the contract rent for six months, and the payment of which shall not be construed to extinguish the owner's obligation to comply with this Subsection.

4. When one or more rental units are demolished, any newly constructed rental unit on the same property offered for rent within five years of the date the demolished rental unit or units were withdrawn from the rental market, the newly constructed rental unit or units shall be offered at the rent that was paid at the time the prior tenancy was terminated, notwithstanding any conflicting provision of law authorizing the owner to establish the rental rate upon the initial hiring of rental units, and thereafter subject to the provisions of Chapter 26.90 notwithstanding any exemption in that Chapter for newly constructed rental units. [End New Language]

Section 10.

Chapter 26.50 of Title 26 of the Santa Barbara Municipal Code is amended by the addition of Section 26.50.110 to read as follows:

[New Language] **26.50.110 Disclosure of Rights to Tenants Before and After Sale of Rental Units Subject to Chapter 26.50**

A. Before property containing rental units subject to this Chapter may be sold, the owner/seller shall disclose to tenants of the property the rights of tenants during and after the sale of the property. This disclosure must be in writing and include:

1. A statement in bold type of at least 12 points that tenants cannot be evicted or asked to move solely because a property is being sold or solely because a new owner has purchased the property.

2. A statement that in bold type of at least 12 points that eviction of any qualified tenants of the property at the time of the sale may be evicted only for just cause as provided in Chapter 26.50 of this Code.

3. A statement in bold type of at least 12 points that the rental agreements of tenants cannot be materially changed solely because a property is being sold or solely because a new owner has purchased that property.

4. A statement that the owner's right to show units to prospective buyers is governed by California Civil Code section 1954, including a statement that tenants must receive notice as provided by Section 1954, and a statement that a showing must be conducted during normal business hours unless the tenant consents to an entry at another time.

5. A statement that tenants are not required to complete or sign any estoppel certificates or estoppel agreements, except as required by law or by that tenant's rental agreement. The statement shall further inform tenants that tenant rights may be affected by an estoppel certificate or agreement and that the tenants should seek legal advice before completing or signing an estoppel certificate or agreement.

B. Within 30 days of acquiring title to rental units subject to this Chapter, the new purchaser/owner shall disclose to tenants of the property the rights of tenants following this sale of the property. This disclosure shall be in writing and shall include:

1. A statement in bold type of at least 12 points that tenants cannot be evicted or asked to move solely because a new owner has purchased that property.

2. A statement in bold type of at least 12 points that the rental agreements of tenants cannot be materially changed solely because a new owner has purchased that property.

3. A statement that in bold type of at least 12 points that eviction of any qualified tenants of the property at the time of the sale remain may be evicted only for just cause as provided in Chapter 26.50 of this Code. [End New Language]

Section 11.

Chapter 26.50 of Title 26 of the Santa Barbara Municipal Code is amended by the addition of Section 26.50.120 to read as follows:

“[New Language] **26.50.120 Recordation of Notice of Restriction on Real Property**

A. Upon eviction of a tenant for a no-fault just cause eviction for which the tenant has a right of first refusal to re-rent under Section 26.50.055 or subsections (b)(2)(A)(vi) and (b)(2)(D)(iv) of Civil Code Section 1946.2 as adopted by Section 2 of Chapter 290 of 2023 California Statutes, the owner shall record a notice with the county recorder that specifically describes the real property where the rental unit or units are located, the dates applicable to the right of first refusal, and the name of the owner of record of the real property. The notice shall be indexed in the grantor-grantee index.

B. Upon receipt of notice of termination for withdrawal of property from the rental market, the City Administrator, Office of Housing and Community Vitality, is authorized and directed to file a notice with the county recorder that specifically describes the real property where the rental unit or units are located, the restriction on use of the real property for residential rental purposes under Section 26.50.100, subsection C, the duration of the restriction on use, and the name of the owner of record of the real property. The notice shall be indexed in the grantor-grantee index. [End New Language]”

IF YOU DISAGREE WITH THESE CHANGES, PLEASE WRITE, CALL OR GO TO THE CITY COUNCIL MEETING ON TUESDAY, OCTOBER 27TH THE WEEK AFTER NEXT AND MAKE YOUR VOICES HEARD.

Betty L. Jeppesen

Betty L. Jeppesen
President SBRPA

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the pain of change**

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1st Thursday of Every Month

9:00AM – 11:00AM

Location: Cody's Cafe

4898 Hollister Avenue • Santa Barbara, CA

Questions? Reach out via [email: admin@sbrpa.org](mailto:admin@sbrpa.org)
or phone: 805-687-7007

Please note: This is not a legal advice forum.



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