



April 11, 2018

The Honorable Rob Bonta
California State Assembly
State Capitol, Room 2148
Sacramento, CA 95814

Re: AB 2618 (Bonta) – Landlord and Property Manager Training – Oppose Unless Amended

Dear Assembly Member Bonta:

On behalf of the members of the California Apartment Association (CAA), I am writing to inform you CAA has taken an “oppose unless amended” position on AB 2618, your bill that mandates training for rental property owners and property managers.

While CAA does not object to a requirement for education, and, in fact, encourages it for anyone involved in the operation of rental housing, AB 2618 fails to include specifics for the training program and mandates training for individuals who already have state-mandated education and licenses. CAA strongly encourages property owners to receive education given the extensive number of laws that apply to rental housing and that impose penalties when a property owner or manager fails to get it right. Outreach to these owners and managers – which could easily number in the millions - will be challenging, if not impossible, given the one-year period of time provided in the bill for the development and delivery of classroom or live webinar training.

At the same time, the bill fails to provide specifics for the required education as well as the required number of hours to complete the training. Because there are hundreds of laws that impact the industry, AB 2618 will be an expensive appropriation for any state department that is directed to create and oversee the training. As written the bill requires education on topics that are not relevant or necessary for a property owner or manager to know. For example, a property owner does not need to understand all of the court proceedings involved in the unlawful detainer process, since the property owner typically hires a lawyer to handle the evictions.

Many property owners have turned their property over to professional management. These management companies are required to have a licensed real estate broker on staff and many of these companies have employees who hold a real estate license or law degree. In order to obtain and maintain these licenses, extensive education is already required. Including these employees as part of the education mandate is not necessary.

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The California Apartment Association is the largest statewide rental housing trade association in the country, representing over 50,000 owners and property managers who are responsible for over 2 million rental units throughout the State of California. We appreciate your consideration of our concerns.

Respectfully,

CALIFORNIA APARTMENT ASSOCIATION



By
Debra L. Carlton
Senior Vice President Public Affairs

cc: Assembly Judiciary Committee