

# The Webinar Will Begin Shortly

**While you wait, here are a few reminders:**

- The security deposit law now includes new photo requirements:
  - April 1, 2025 – move out & repair photos
  - July 1, 2025 – move-in photos
- Positive rent reporting law in effect as of April 1, 2025:
  - Applies to most owners of 16+ unit buildings, AND
  - Corporate owners of smaller buildings

***More information on these new requirements and more  
at [caanet.org](https://caanet.org)***





# **Welcome & Webinar Overview**

**Bradley Johnson, President**

**Tom Bannon, CEO**

**California Apartment Association**

**Legislative & Legal Report**





# CAA Products & Services

## Advocacy

- **State Government**
- **Local Governments**
- **Courts**

## Compliance Tools

- **Forms**
- **Industry Insights**
- **Helpline**

California Apartment Association-caanet.org  
April 22, 2025

## Education

- **Webinars**
- **California Certified Residential Manager (CCRM) Program**
- **Managing Rental Housing Book**

# TENANT ADVOCATES AND SUPPORTERS





# **CAA at the Local Level**

## **Joshua Howard, CAA Executive Vice President Local Affairs**





## CAA Defends the Industry Across California

- **City of Los Angeles**-defeated rent freeze & eviction moratorium
- **County of Los Angeles**-limited scope of eviction moratorium
- **Pomona**-modified rent control ordinance for reasonable increases
- **Concord**-rolling back punitive rent control limits
- **Salinas**-working to amend rent control law
- **Culver City**-defeated taxpayer funded eviction defense lawyers





# What's on the Horizon

- City of Los Angeles-stricter rent control limits
- Oceanside-new eviction regulations, rent increase limits
- San Mateo-eviction regulations, rental registry
- Palo Alto-limiting how applicants are screened
- Regulations on retrofits
- Higher fees for inspection programs & city services





# Making Your Voice Heard: Key to Success



## VoterVoice

### Urge the Concord City Council to finalize rent control amendments

The Concord City Council is scheduled to take a final vote April 22 to adopt amendments to its rent control ordinance. The council initially approved these changes at its March 25 meeting. If adopted, the amendments would:

- Set a fixed rent cap at 5%.
- Exempt certain single-family homes and condominiums from “just cause” eviction requirements.
- Waive relocation payment requirements for some single-family and condominium rental properties.

#### Review Your Message

- Concord City Council (+)

#### Subject

Finalize the rent control amendments

#### Message Body

I urge you to finalize the amendments to Concord's punitive rent control ordinance at your April 22 meeting.

Concord's current rent control policies are unsustainable. While full alignment with

#### Enter Your Info

##### Your Information

Prefix \* First Name \* Last Name \*

Email \*

##### Home or Rental Property Information







# **CAA at the State Level**

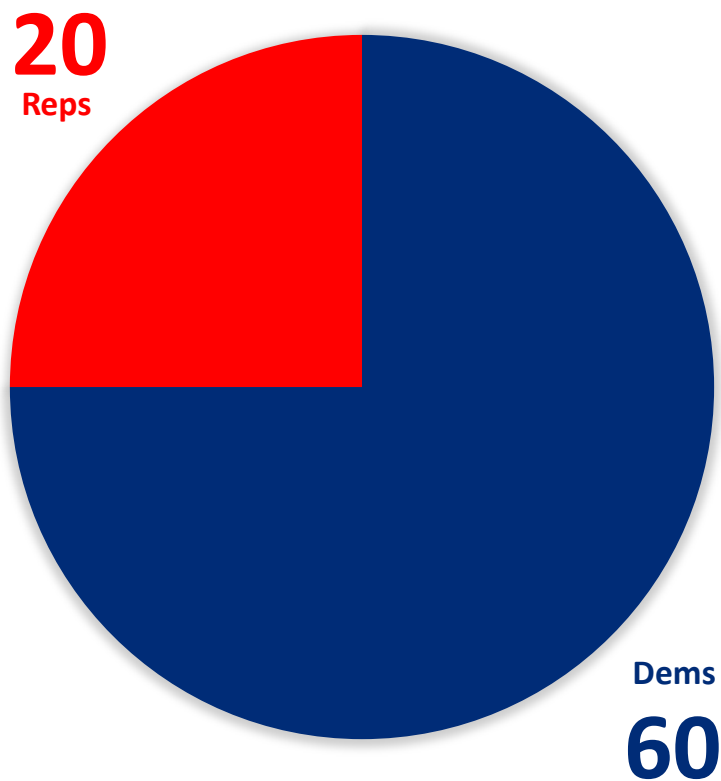
## **Debra Carlton, CAA Executive Vice President State Government Affairs**



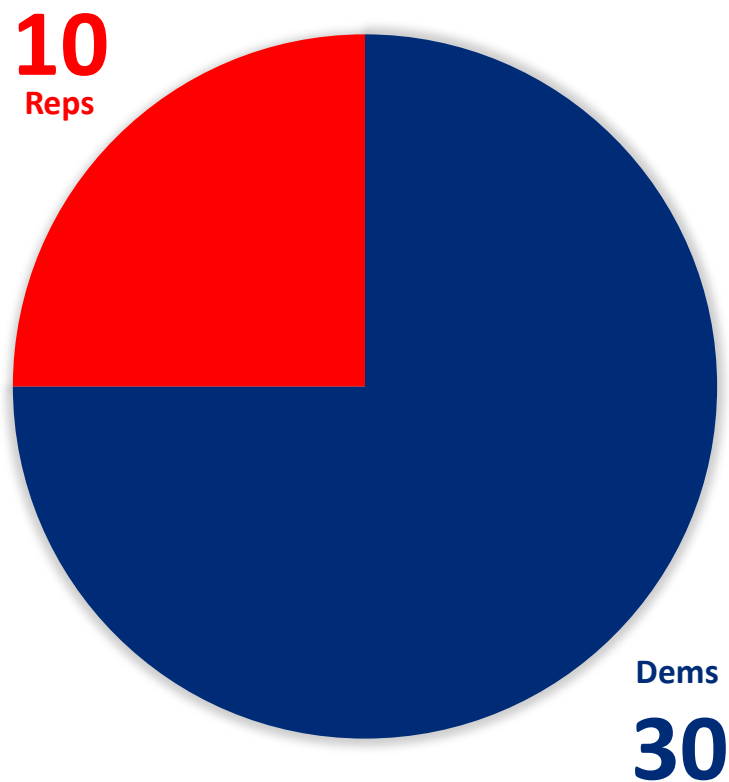


# Composition of the Legislature

ASSEMBLY



SENATE





**31** CAA Priority Oppose Bills

**125** Bills with CAA Positions

**323** Bills That Address Housing

**2,615** Bills Introduced in the Legislature



# Rent Control

## AB 1157 (D-Kalra)

- Caps annual rents at 2% plus the percentage change in the cost of living or 5%, whichever is lower. (Current state law caps rents at 5% plus the cost of living or 10%, whichever is lower.)
- Includes single family homes, condominiums, townhomes, and accessory dwelling units under these annual rent caps. (Current law does not impose rent caps on these properties)







# Rent Control

## SB 262 (D-Wahab)

- Allows a local government to pass rent control and gain access to state funding, even when the city or county has not built the state-required housing in their community.





# Fees & Charges

## AB 1248 (D-Haney)

- Prohibits rental property owners from charging tenants separate fees outside of the rent or from passing along any fees for services such as landscaping or utilities; only allows the owner to collect or pass along to the tenant:
  - ✓ A Security Deposit
  - ✓ Rent control fees imposed by a local government; and
  - ✓ Water Submeter fees





# Fees & Charges

## **SB 381 & SB 681 (D-Wahab)**

- Limits the total amount of separate fees that a landlord may charge a tenant to 5% of the monthly rental rate.
  - Limits late fees to 2% of the rent charged each month.
  - Prohibits any administrative fee that a “reasonable person” would deem as being “the cost of doing business.”
  - Prohibits a processing fee, including a convenience fee or a check cashing fee, for the payment of rent or any other fees or deposits.
  - Prohibits pet rent
  - Prohibits a fee for parking
- 
- Also prohibits rental property owners from charging for their time to verify a prospective tenant's background included in the application to rent the unit.





# Evictions

## **SB 436 (D-Wahab):**

- Would allow a tenant to pay the rent owed and to stay in the rental unit even after the tenant is ordered by the court, in an eviction action, to vacate.
- Does not require the tenant to pay the property owner's attorney's fees.
- Does not limit the number of times a tenant can use this process.







# Document Translation Requirement

## **AB 863 (D-Kalra)**

- Requires rental property owners to provide notices to terminate leases and complaints in Spanish, Chinese, Tagalog, Vietnamese, or Korean, if the landlord has reason to believe that one of those languages is the tenant's primary language.





## Refrigerators & Stoves

**AB 628** (D-McKinnor), as introduced, would have,

- Required rental property owners to provide a stove and refrigerator that is 10 years or younger for all units and must maintain those appliances in order to comply with the implied warranty of habitability under existing law.
- As a result of CAA's opposition, the author removed the 10-year requirement from the bill.





# Delayed Social Security Payments

## AB 246 (D-Bryan)

- Creates the **Social Security Tenant Protection Act of 2025**, which would temporarily protect California tenants from eviction if they're unable to pay rent due to a delay in receiving Social Security benefits.

Note: This bill previously dealt with a rent freeze & rent caps in LA. More information hereafter.





## Declarations of Emergency – Los Angeles

**AB 246** (D-Bryan), as introduced, would have,

- Imposed a freeze on all rents in Los Angeles County, as a result of the fires. have – until March 1, 2026.

**As amended,**

- The language regarding a rent freeze was removed and the bill was changed to impose a rent cap of 3% in Los Angeles County, starting January 1, 2026, and ending March 1, 2026.

Note: As a result of CAA's opposition, the bill no longer deals with rents in Los Angeles. The bill now addresses social security late payments previously discussed.







## Rent Control & Just Cause After the LA Fires

**SB 522** (D-Wahab), as introduced, would have,

- Imposed rent control on housing rebuilt after the Los Angeles fires if the housing was previously under rent control.

**As amended**, the bill removes the rent control requirement and now,

- Puts rental housing rebuilt after the Los Angeles fires under the state's just-cause provisions if that rental housing was previously subject to the just cause provisions of the law. The housing would not be exempt for 15 years like all other new housing.





## Selling Property after the Los Angeles Fires

**SB 658** (D-Perez), as introduced, would have,

- Required property owners who wish to sell their property in an area impacted by the January 2025 Los Angeles fires, to first go through a minimum 90-day process to allow a nonprofit or government entity the opportunity to first make an offer to buy the property.
- **SB 658** was amended on April 10 to make this a voluntary process.





# Property Rebuilt After the Los Angeles Fires

## **SB 610 (D-Perez)**

- Mandates that a rental property owner allow a tenant to return to the property at the same rental rate once the housing is rebuilt or repairs have been made.
- Extends deadlines for notices related to the termination of a tenancy or unlawful detainer proceedings.



# Get Involved – [www.caanet.org](http://www.caanet.org)

## Help stop stricter statewide rent control

April 14, 2025

### Contact your lawmaker today

Take action today to stop AB 1157 by Assemblyman Ash Kalra, D-San Jose, which would impose stricter rent control on nearly all rental housing providers in California.

The bill will be heard in the Assembly Housing and Community Development Committee on Thursday, April 24, 2025. We need your help to defeat this harmful legislation.

AB 1157 would:

- Limit annual residential rents to 2% plus inflation (capped at 5%) which would override the state's existing rent caps that are set at 5% for multifamily units and 3% for single-family homes (capped at 10%).
- Extend this drastically lowered cap to single-family homes, condominiums, accessory dwelling units, and individually owned townhomes.

This legislation disregards the clear will of California voters, who have rejected stricter rent control measures at the ballot box on three separate occasions. Propositions 10, 21, and 33 were each defeated by more than 20 percentage points.

We need your help. Lawmakers should focus on what California needs for affordable housing, not more restrictive regulations.

Contact your lawmakers today and urge them to vote No on AB 1157.

[Send message](#)

## VoterVoice

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The bill will be heard in the Assembly Housing and Community Development Committee on Thursday, April 24, 2025. We need your help to defeat this harmful legislation.

AB 1157 would:

- **Limit annual residential rents to 2% plus inflation (capped at 5%).**

#### Review Your Message

- State Assemblymember

##### Subject

Vote NO on AB 1157

##### Message Body

Voters and economists alike have warned about the dangers of rent control — and voters have rejected it at the ballot box again and again. Propositions 10, 21, and 33 were all defeated by more than 20 percentage points.

#### Enter Your Info

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Prefix \*

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Street Address \*



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April 22, 2025



# **CAA in the Courts**

## **Whitney Prout, CAA Executive Vice President Legal Affairs**







## Legal Update – CAA & Industry Victories

- ***California Apartment Association v. Los Angeles County*** – Struck down county’s 30-day notice requirement for non-payment of rent evictions as preempted by state law
- ***San Francisco Apartment Association v. City & County of San Francisco*** – Struck down San Francisco’s vacancy tax as unconstitutional (now on appeal)
- ***Sheetz v. El Dorado County*** – U.S. Supreme Court struck down Takings Clause loophole that allowed legislatively created development fees to evade judicial review





## Legal Update – CAA Pending Cases

### EVICTION MORATORIA

**CAA v. Alameda County** – constitutional challenge to COVID eviction moratorium, pending in federal district court

**GHP Management v. City of Los Angeles** – CAA amicus brief supporting U.S. Supreme Court review of denial of just compensation claim

### RENT CONTROL

**CAA v. Pasadena** – challenge to rent control ballot initiative as:

- Improper revision of city charter
- Unfair rent board composition
- Preempted relocation assistance requirements

Pending in state Court of Appeal

### GAS BANS

**Rinnai, et al. v. South Coast Air Quality Management District** – CAA is plaintiff in this federal law preemption challenge to AQMD rule requiring forced replacement of gas tankless water heaters, boilers, and spa heaters in coming years. Pending in federal district court.





# Closing Comments

## Bradley Johnson, CAA President

