



April 21, 2026

The Honorable Jessica Caloza
California State Assembly
1021 O Street, Suite 5620
Sacramento, CA 95814

RE: AB 2609 (Caloza) – Pet Rent & Deposits – Oppose Unless Amended

Dear Assembly Member Caloza:

On behalf of the members of the California Apartment Association (CAA), I am writing to inform you that CAA has taken an oppose unless amended position on AB 2609, your bill that would prohibit a rental property owner who accepts pets from charging a tenant additional rent in an amount in excess of 1 percent of the monthly rent. The bill would also prohibit a rental property owner from charging an additional security deposit for the pet in excess of an amount equal to 15 percent of one month's rent.

We appreciate that pets can be a positive part of a household, but current law caps a security deposit at one month's rent and limits a rental property owner's ability to recoup damages to the unit caused by a dog or cat. Puppies and kittens are adorable, but they can cause significant damage to a housing unit. At the termination of a tenancy, the added costs to bring a unit back to the condition that existed at the time the tenant took possession typically includes the cost to repair damages to the unit caused by a pet as well as professional carpet cleaning to ensure that a new tenant with allergies is not affected by the previous tenant's animals. We believe it is fair to give the landlord the option to allow pets while at the same time authorizing a higher security deposit to cover damages to the premises caused by a pet.

We would, therefore, recommend the following amendments to alleviate our concerns:

- Make clear the bill does not mandate that owners accept pets;
- Allow an additional security deposit equal to one month's rent not to exceed \$1,000 and make clear that this security deposit is over and above the current security deposit law of one month's rent;
- Allow pet rent for each pet equal to \$50 per month;
- Make clear that the law does not apply to existing leases or those renewed leases.

The California Apartment Association is the largest statewide rental housing trade association in the country, representing over 60,000 single family and multi-family apartment owners and property managers who are responsible for over 2 million affordable and market rental units throughout the State of California. Thank you for hearing our concerns.

Sincerely,

CALIFORNIA APARTMENT ASSOCIATION

By
Freddie Quintana Vice President
State Public Affairs

cc: Assembly Judiciary Committee