



April 14, 2026

The Honorable Maria Elena Durazo
California State Senate
1021 O Street, Suite 7530
Sacramento, CA 95814

RE: SB 1243 (Durazo) - Unlawful detainer: Tenant Protections for Immigrant Families Act of 2026 - Oppose

Dear Senator Durazo:

On behalf of the organizations listed here, we write to inform you that we must respectfully oppose SB 1243, your bill that would, among other provisions, prohibit an owner of residential real property from initiating or continuing an unlawful detainer action against a tenant whose income, ability to obtain income, or financial support is impacted by immigration enforcement activities until 180 days after the conclusion of those activities. The bill would also require courts to stay pending unlawful detainer proceedings under certain conditions and would prohibit housing providers from charging or collecting late fees, interest, or other penalties related to nonpayment of rent by tenants subject to these provisions. SB 1243 defines “immigration enforcement activities” broadly to include any efforts to investigate, enforce, or assist in the enforcement of federal immigration law. It also defines “detention-related hardship” to include loss of income or financial support, as well as increased costs or expenses resulting from such enforcement actions.

While we recognize that immigration enforcement actions have had profound, and disruptive impacts on individuals and families, we are deeply concerned that SB 1243 shifts the full financial burden of those impacts onto housing providers—many of whom are small, independent property owners. These owners rely on timely rental income to meet their own financial obligations, including mortgages, property taxes, insurance, maintenance, and payroll. Preventing owners from collecting rent or enforcing lease agreements for extended and potentially indefinite periods of time will create significant financial strain and will jeopardize the long-term viability of rental housing.

The bill’s required 180-day delay following the conclusion of enforcement activities, combined with the often uncertain and lengthy duration of such proceedings, will result in rental housing providers going many months—or even years—without receiving rent. As demonstrated during the COVID-19 pandemic, prolonged interruptions in rental income destabilized housing providers, and led to challenges with maintenance, inability to pay the mortgage, taxes, and other expenses. In some cases, it led to foreclosure and exit from the rental market altogether.

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Additionally, SB 1243 raises serious concerns about fairness and balance in California’s housing laws. The bill provides a sweeping and open-ended defense to eviction that is largely outside the control or verification capacity of housing providers. Owners would be required to absorb financial losses without any corresponding state support, reimbursement mechanism, or clear evidentiary standards to prevent misuse.

The proposal may also have unintended consequences for housing access. By increasing financial risk and uncertainty, the bill could discourage housing providers from renting to households perceived—rightly or wrongly—as higher risk, thereby exacerbating existing barriers to housing and reducing overall rental supply.

The bill establishes a precedent of assigning responsibility for broad social and federal policy issues to private housing providers without providing the necessary resources or safeguards. Addressing the impacts of immigration enforcement is an important policy goal, but it should be pursued through comprehensive solutions that do not rely on shifting costs onto one segment of the housing ecosystem.

For these reasons, we respectfully oppose SB 1243 and urge the Legislature to consider alternative approaches that provide targeted financial support to affected property owners and tenants without undermining the financial stability of California’s rental housing providers. Thank you for hearing our concerns.

Sincerely,

CALIFORNIA APARTMENT ASSOCIATION



Debra Carlton, Executive Vice President
State Public Affairs

CALIFORNIA BUILDING INDUSTRY ASSOCIATION



Karim Drissi
Senior Vice President of Legislative Affairs

CALIFORNIA ASSOCIATION OF REALTORS®



Coby Pizzotti, Senior Legislative Advocate

CALIFORNIA CHAMBER OF COMMERCE



Rob Moutrie, Vice President of Advocacy

CALIFORNIA BUSINESS PROPERTIES ASSOCIATION



Skyler Wonnacott
Senior Director of Government Relations

cc: Senate Judiciary Committee