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Building Opportunities Together


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WELCOME TO THE HACSB LANDLORD FORUM


Please remain on mute.
To ask a question, type it in the chat addressed to "Everyone".
Answers may be provided in the chat or read out loud.

November 5, 2025

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AGENDA

1. Legislative Update
2. Tips and Tricks of Successful Landlords
3. HACSB Updates
4. Poll
5. Game
6. Questions & Answers

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AAGLA
APARTMENT ASSOCIATION OF GREATER LOS ANGELES
FOUNDED IN 1971

REGULATORY UPDATE

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THE OPINIONS AND VIEWPOINTS EXPRESSED DURING THIS WEBINAR ARE THOSE OF THE PRESENTERS. THESE OPINIONS AND VIEWPOINTS DO NOT TO REFLECT THE OPINIONS OR VIEWS OF AAGLA OR ITS MEMBERS.



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THE BENEFITS OF MEMBERSHIP

Join the Apartment Association of Greater L.A. Today!

- 1 FREE access to AAGLA's Online Legal Forms Library, with 100+ forms that are routinely updated to comply with changing state laws and local ordinances. The library includes rental agreements, notices, and other forms needed to manage your rental property.
- 2 FREE operational advice on weekdays between 8:30 a.m. and 4:30 p.m.
- 3 Legislative advocacy at the local, state, and national levels of government.
- 4 Education and networking opportunities including seminars, classes, events, and webinars.
- 5 FREE subscription to monthly, award-winning, *Apartment Age* magazine
- 6 Member-exclusive email updates that keep you informed on the latest regulations and breaking industry news affecting your investment.
- 7 Member-exclusive discount programs and vendor referrals, including workers compensation and property insurance, tenant screening, contractors, legal services, real estate brokerage, National Apartment Association (NAA) Group Insurance Program for Businesses, special discounts at Home Depot, and much more.
- 8 FREE membership in the California Rental Housing Association (CalRHA) and National Apartment Association (NAA)

“We are always here for you, standing by your side, monitoring and aggressively fighting back against the tyranny of ill-conceived state and local regulations.”

- Daniel Yukelson,
Executive Director




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JOIN TODAY!
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Fighting for YOUR Private Property Rights

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Where Do Rent Regulations Exist Today?



States With Rent Control (8+1)	California* , District of Columbia, New York, Maine, Minnesota (St. Paul), New Jersey, Oregon* , Maryland, and Washington* <small>* - Rent Control at State level.</small>
States That Prohibit Rent Control (32)	Alabama, Arizona , Arkansas, Colorado , Connecticut, Florida , Georgia , Idaho, Illinois , Indiana, Iowa, Kansas, Kentucky, Louisiana, Massachusetts , Michigan, Mississippi, Missouri, New Hampshire, New Mexico , North Carolina, North Dakota, Oklahoma, South Carolina, South Dakota, Tennessee, Texas, Utah , Vermont, Virginia, Wisconsin and Wyoming <small>[RED = Rent Control Threats]</small>
States With No Rent Control / No Pre-emption (10)	Alaska, Delaware, Hawaii, Montana, Nebraska, Nevada , Ohio, Pennsylvania, Rhode Island, West Virginia <small>[RED = Rent Control Threats]</small>
California Cities With Rent Control ...and GROWING!	Alameda, Baldwin Park, Bell Gardens (New), Berkeley, Beverly Hills , Campbell, Concord (New), Cudahy (New), Culver City, East Palo Alto, Fremont, Gardena*, Hayward, Huntington Park, Inglewood, Los Angeles (City and Unincorporated County), Los Gatos, Maywood, Mountain View, Oakland, Ojai (New), Oxnard, Pacifica, Palm Springs, Pasadena (Measure H), Pomona, Richmond, Sacramento, Salinas, San Anselmo, San Francisco, San Jose, Santa Ana, Santa Monica, Stockton, Thousand Oaks, Vallejo, West Hollywood <ul style="list-style-type: none">• Relocation for Excess Increase: Glendale (7%), Long Beach (10%)• "Reno-viction" (Substantial Remodel) Prohibitions: Multiple Jurisdictions• Rent Stabilization Being Discussed: Avalon, Burbank

* - In Gardena, rent increase >5% subject to mediation.

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2026's
New State
Housing
Laws
(Partial List)

[Current Rent Control Outlook](#)

- In May 2025, State of Washington signed a rent control in law - Limits rent increases to **7% plus the change in the Consumer Price Index (CPI) or 10%**, whichever is less. Mandates rental housing providers give tenants notice 90 days prior to a rent increase.
- In September 2025, the Massachusetts state Attorney General determined that a **statewide rent control ballot measure could legally appear on the November 2026 ballot**. The measure would limit annual rent increases to the change in the Consumer Price Index (CPI) or 5%, whichever lower, and would apply to most residential rental units with some exceptions.
- Passaic, New Jersey amended its rent stabilization ordinance in September, capping annual rent increases at 3% - **down from 6%** - and eliminating vacancy decontrol for buildings constructed before 1996. The updated ordinance is in effect.
- Salinas, California's city council **repealed its rent stabilization ordinance in April**, but a voter **referendum halted the repeal**. The council will now put the measure before the voters on the November 2026 ballot.
- Santa Barbara, California's city council **rejected a rent stabilization** ordinance that called for allowable rent increases of 60% of the CPI but directed staff to study the issue and report back by the end of 2025.
- Wilmington, Delaware passed ordinance capping rent increases at just 5% per year or the 12-month average of the CPI, whichever higher - **failed in June**.
 - A similar proposal in Rockville, Maryland, also did not advance.

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2026's
New State
Housing
Laws
(Partial List)

[New State Housing Laws: Signed by Governor](#)

- **Assembly Bill 246 (Bryan) | Social Security Payment Delay Protections.** Eviction protections if delay in Social Security payments.
- **Assembly Bill 628 (Mc Kinnor) | Required Appliances.** Requires installation of stoves (ovens) and refrigerators in rental housing and requires to be properly maintained and in good working order. Tenant option to bring own refrigerator (only).
- **Assembly Bill 11414 (Ranson) / Opt-Out of Subscriptions.** For any residential tenancy commenced, renewed, or continuing month-to-month or other periodic basis, on or after January 1, 2026, this bill would require a landlord to provide the tenant with the option to opt out of paying for any subscription from a third-party internet service provider in connection with the lease. The bill authorizes the tenant to deduct the cost of the subscription from the rent if landlord violates the regulation.
- **Senate Bill 79 (Weiner).** Requires that a housing development project within a specified distance of a transit-oriented development (TOD) stop be permitted as a transit-oriented housing development on any residential, mixed use, or commercial site.
 - Must include at least 5 housing units
- **Others.** (i) Price gauging fine increase to \$25,000 vs. \$10,000; (ii) Return of security deposit via same method received unless written agreement to contrary (A.B. 414); (iii) issuance of Cert. of Occupancy on accessory unit prior to main structure (Lowenthal); and (iv) prohibition on pricing algorithms knowingly containing competitor information (Cartwright Act) (A.B. 325).

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Local
Issues
Only in
Los
Angeles
County
(Coming to
a County
Near You!)

[L.A. County Crazyness! – Look Out San Bernardino Owners...](#)

- **Lower Rent Increases** – Percentage of Consumer Price Index (CPI)
 - e.g., Los Angeles County at 60% of CPI and Other Jurisdictions at 70%, 75% or 100% of CPI
- **Tenant Protection Regulations** – “Just Cause” Rules
 - Specific Reasons for Eviction Such as Non-Payment, Criminal Activities, But No “Sale of Property”
 - Economic Threshold Before 3-Day Notice of Non-Payment (One Month Fair Market Rent Hurdle)
 - Specific Disclosure Requirements on Notices, Such as Number of Bedrooms or Fair Market Rent, and Filing With Local Agency.
 - Anti-Harassment – Tenant Protection Only
 - Right to Counsel – Free Legal Assistance for Tenants Facing Eviction for Any Reason
- **New Habitability Requirement** - Maximum permitted indoor air temperature mandate at 82-degrees Fahrenheit.
 - Requires installation of air conditioning units or other cooling methods for ALL habitable rooms.
- **Declared Emergency** - Emergency Declaration Declared for ICE Enforcement Activity
 - **Eviction Moratorium:** Possible initiative by Supervisor Horvath
 - **Triggers Anti-Price Gauging:** 10% Maximum Price Increase for All Goods and Services
- [Elimination of Gas Appliances](#)
- **City of Los Angeles** – Discussion re: elimination of all gas appliances (ovens, heaters, water heaters, etc.) in rental housing.
 - **City of Santa Monica** – Studying elimination of certain gas appliances in new and existing buildings. New Energy Efficiency Building Standards Passed in September (20,000+ Sq. Ft.)
 - **City of Glendale** – Discussion regarding heat pump installation requirement for new or replacement heating and cooling systems. **STOPPED!**
- **South Coast Air Quality Management District (SCAQMD)** – Proposed Rules 1111 and 1121 would severely limit ability to replace gas appliances through the assessment of cost-prohibitive fees. **STOPPED!**

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Our
Advocacy:
Recent
"Wins"
(Partial List)

State - Advocacy "Wins" in 2025

- **State of California Right to Redeem Tenancy / Now Delayed Social Security Moratorium.** Proposed bill allowing renters who face eviction to pay rent owed or provide evidence of rental assistance at anytime during unlawful detainer (eviction) proceedings and redeem tenancy was **AMENDED**. Now a delayed social security payment protection bill. (A.B. 246, Bryan)
- **Anti-Price Gauging.** Would have eliminated exception to anti-price gauging rules for leases with terms of more than 1-year. **DELAYED / 2-YEAR BILL** (A.B. 380, Gonzalez)
- **Translation of Documents.** This bill requires the Judicial Council to create, by January 1, 2027, a single summons form for mandatory use in an unlawful detainer translated in English, Spanish, Chinese, Tagalog, Vietnamese, and Korean. **AMENDED** (A.B. 863, Kalra; **Signed by Governor**)
- **Reasonable Accommodation.** Require a landlord to make best efforts to provide reasonable accommodations to a tenant who is a victim, or whose family or household member is a victim, of specified acts, including domestic violence or sexual assault, and requires the landlord or landlord's agent to respond to a request within 5 calendar days of receiving the request. (A.B. 878, Kalra) **DELAYED / 2-YEAR BILL**
- **State of California Lower Rent Caps.** Proposed reduction of rent increase limits from CPI+5% (10% max.) to CPI+2% (5% max.) was **DELAYED** and now a **2-YEAR BILL**. (A.B. 1157, Kalra)
- **Limits on Single-Family Home Ownership.** This bill would limit ownership of single-family homes to 1,000 dwellings. **DELAYED / 2-YEAR BILL** (A.B. 1240, Lee)

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Our
Advocacy:
Recent
"Wins"
(Partial List)

State - Advocacy "Wins" in 2025 (Continued...)

- **Severe Limitations on Charging for Fees and Optional Services; Limitations on Use of RUBs.** Proposed limitations on charging certain fees not disclosed up-front in advertising, restrictions on use of RUBs (ration utility billing systems) allowing for only water and sewer charges to be passed through, and new rules on payment for applications (first to rent) and limits on late fees was **DELAYED / 2-YEAR BILL** (A.B. 1248, Haney)
- **Anti-Price Gauging.** Enhances civil penalties for price gouging by granting public prosecutors greater enforcement tools and extends protections to counties within a 50-mile radius of the affected area. **AMENDED / REMOVED 50-MILE EXPANSION** (S.B. 36, Umberg)
- **Delayed Late Fees.** Would have prohibited charging late fees unless specified in the lease agreement and charging more than **2% late fee. Late fee to be assessed only after 7-days.** **DELAYED / 2-YEAR BILL** (S.B. 381, Wahab)
- **Increase Notice Period to 14 Days from 3 Days!** **STOPPED IN ASSEMBLY COMMITTEE.** (S.B. 436, Wahab)
- **Senate Bill 522 (Wahab) | Rent Caps on Replacement Construction.** Would remove exemption from rent increase limitations and just cause regulations under A.B. 1482 for housing built within past 15-years if newly re-built in response to a natural disaster – Author offered to amend to only "just cause" rules. **DELAYED / 2-YEAR BILL**

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Our
Advocacy:
Recent
"Wins"
(Partial List)

State - Advocacy "Wins" in 2025 (Continued...)

- **Prohibitions on Use of Algorithmic Software for Pricing: STOPPED / 2-YEAR BILLS**
- **Prohibition on Knowing Using Competitor Data.** This bill would prohibit a person from using the recommendation of a pricing algorithm that processes competitor data, as specified, if the person knows or should know that the pricing algorithm uses or incorporates competitor data. (A.B. 1018, Bauer-Kahan)
- **Prohibition on Use of Algorithmic Pricing Software.** Prohibits the sale, license, or use of a rental pricing algorithm used to set rental rates, lease terms, or occupancy rates for residential premises. (S.B. 52, Perez)
- **Prohibition on Sale of Algorithmic Pricing Software.** Imposes the "Preventing Algorithmic Price Fixing Act" to prohibit a person from selling or licensing and a seller from using a price-fixing algorithm to set either: (1) a price or supply level of a good or service or (2) a rent or occupancy level of rental property. (S.B. 384, Wahab)

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*Our
Advocacy:
Recent
“Wins”
(Partial List)*


Local and Regional - Advocacy “Wins” in 2025

- **City of Claremont Anti-Harassment Ordinance.** First ever “mutual” anti-harassment ordinance protecting both landlords and tenants. **WIN / COMPROMISE**
- **City of Claremont Rental Registry.** Imposition of **rental registry** **STOPPED**.
- **Culver City “Right to Counsel”.** Expansion of right to counsel (FREE attorneys) program **STOPPED**. City Council to evaluate rental assistance program instead. (Proposed \$1.67 million right to counsel program).
- **City of Los Angeles Rent Freeze and Eviction Moratorium.** Proposed rent freeze and eviction moratorium in response to wildfires and covering all city renters **STOPPED**.
- **City of Pasadena Prohibition of Evictions During School Year.** Proposed prohibition on evictions of renters who are teachers or who are living with students ages 20 and younger would have protection from eviction until school year has ended **STOPPED**.
- **City of South Pasadena Rent Control Ordinance.** Proposed **rent stabilization** **STOPPED**.
- **City of Ventura Various.** Proposed (1) **rent stabilization**, (2) rental registry, (3) Tenant Opportunity to Purchase (“TOPA” a/k/a Right of First Refusal to Purchase), and (4) additional security deposit restrictions. **STOPPED**.
- **South Coast Air Quality Management District (SCAQMD).** Proposed Rules 1111 and 1121 would severely limit ability to replace gas appliances through the assessment of cost-prohibitive fees. **NOT APPROVED – May Return in 2026**

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Got Questions?

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Great Apartments Start Here!



*Thank
you!*

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Welcome

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HOUSING AUTHORITY UPDATES

Government Shutdown


- HUD has obligated funds for November; awaiting confirmation on December payments if shutdown continues
- CalFresh (food assistance) was suspended
- Housing Authority operations are not affected at this time

Groundbreaking for Alder Square

- HACSB and development partner, National Core, broke ground on a 92-unit affordable housing development yesterday
- The development represents the 4th phase of HACSB's redevelopment of a former public housing site at the corner of Waterman and Baseline in San Bernardino
- Units are expected to be ready for occupancy in the Spring of 2027



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HOUSING AUTHORITY UPDATES

Elderly/Disabled Program Changes

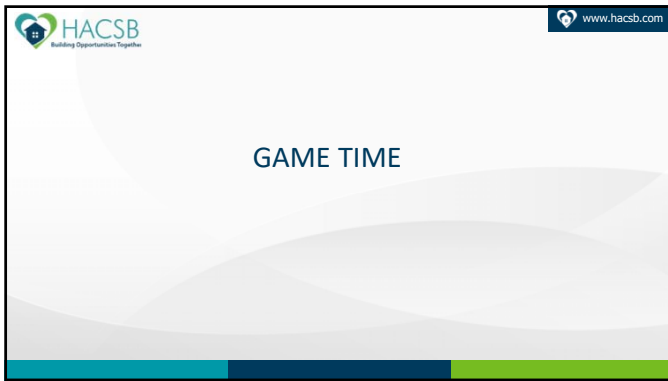
- As a part of ongoing efforts to reduce costs, the Board approved changes to the rent calculation used for elderly/disabled households on the Streamlined Lease Assistance program
- Effective 1/1/2026, all new admissions will have their rent portion set at 36% of gross monthly income
- Current participants, who have a rent portion of 24% of gross monthly income, will see an increase to 27% of gross monthly income on July 1, 2026 and 30% on July 1, 2027
- Letters were mailed to about 3,500 participants who will be affected by the change last month
- Notices of the new rent portions will be mailed more than 30 days in advance of the effective date
- This change is due to funding challenges driven by market rents. Rental assistance payments increased 64% since 2019, while program funding increased only 42% since 2019

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TIME FOR A POLL

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