



**AB-2469 Housing: Statewide Rental Registry.** (2021-2022)

**As Amends the Law Today**

**SECTION 1.** (a) *This act shall be known, and may be cited, as the Statewide Rental Registry.*

(b) *It is the intent of the Legislature in enacting this act to do all of the following:*

(1) *Build a database of rental units throughout the state of California to support housing development, renter protections, and effective implementation of applicable California housing laws.*

(2) *Prevent homelessness by providing access to data encompassing the full scope of rental units in the state.*

(3) *Provide a publicly accessible portal to local government, courts, nonprofit organizations, and residents of this state to submit and aggregate accurate rental data.*

**SEC. 2.** *Section 1942.10 is added to the Civil Code, to read:*

**1942.10.** *A landlord that fails to complete and submit a rental registry form for a dwelling unit, as required by Section 50467 of the Health and Safety Code, shall not take any of the following actions until a form is submitted that substantially complies with that section:*

(a) *Issue a notice of a rent increase.*

(b) *Issue a notice pursuant to Section 1946.1.*

(c) *Issue any notice or initiate any action pursuant to Section 1161 of the Code of Civil Procedure.*

**SEC. 3.** *Section 50467 is added to the Health and Safety Code, immediately following Section 50466.5, to read:*

**50467.** (a) *For purposes of this section, "landlord" means a person or entity that hires dwelling units subject to Chapter 2 (commencing with Section 1940) of Title 5 of Part 4 of Division 3 of the Civil Code.*

(b) (1) *The department shall develop and administer a rental registry online portal. The rental registry online portal shall be designed to do both of the following:*

(A) *Receive information from landlords, as described in subdivision (c), and then make available the information to the public.*

(B) *Receive information from parties other than landlords, including, but not limited to, tenants, local governments, courts, nonprofit organizations, and residents of this state.*

(2) (A) *The department shall create a rental registry form, which shall be made available on the rental registry online portal and allow data entered into the form to be machine readable.*

(B) *The rental registry form shall be drafted to collect from a landlord all of the following information:*

(i) *The legal address of each property, and all associated rental unit numbers.*

(ii) *The legal name of each beneficial owner and the ownership entity for each property, including, but not limited to, limited partners, general partners, limited liability company members, and shareholders with 10 percent or more ownership of the entity.*

(iii) *The ownership type of each property and the year the owner acquired the property.*

*(iv) The year in which the residential structure was originally constructed on the property.*

*(v) The number of bedrooms, bathrooms, kitchens, and occupancy status of each rental unit.*

*(vi) The month and year that the most current occupancy began for each rental unit.*

*(vii) The total number of months that each rental unit was rented during the previous calendar year and the number of months the unit was vacant.*

*(viii) The amount of payments collected for rent and utilities in the previous calendar year. This amount shall include the amount paid for utilities that is included in the rent.*

*(ix) The month and year of the effective date of the last rent increase and decrease for each rental unit and the amount of the increase or decrease.*

*(x) The number of tenants, at the reported unit, for which the landlord terminated a tenancy in the previous calendar year, and the reason for each termination.*

*(3) (A) The rental registry online portal, and all forms necessary for its effective and efficient use, shall be complete and prepared to accept landlord submissions by January 1, 2024.*

*(B) The rental registry online portal, and all forms necessary for its effective and efficient use, shall be operational and accessible to the public by January 1, 2025.*

*(C) The rental registry online portal shall be provided in multiple languages.*

*(D) (i) The rental registry online portal shall comply with all relevant state and federal laws regarding privacy and personally identifying information.*

*(ii) The department shall aggregate information pertaining to terminations of tenancy and the reasons for termination. The department shall publish this information every five years. Publicly available data on terminations shall not include specific dates or years.*

*(c) (1) A landlord shall complete and submit, under penalty of perjury, a rental registry form for each property. Each landlord shall thereafter complete and submit a rental registry form for each property annually.*

*(2) Landlords, upon completion of the registry, shall receive an electronic confirmation of their submission.*

*(d) For a city or county with an existing rental registry, the agency responsible for the registry shall ensure all information required to be collected pursuant to subdivision (b) is included in the registry and that the registry produces machine readable data.*

**SEC. 4.** *No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution for certain costs that may be incurred by a local agency or school district because, in that regard, this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.*

*However, if the Commission on State Mandates determines that this act contains other costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.*