

To: Commissioners, Berkeley Rent Stabilization Board
DéSeana Williams, Executive Director
Matthew Brown, General Counsel

From: Brian Augusta

Date: March 16, 2026

Re: State Legislative Report for the March 2026 Board Meeting

The Legislature is now well into the second half of the 2025–2026 legislative session. The deadline for introducing new legislation passed just over three weeks ago, with lawmakers introducing just under 1,800 bills for 2026, the fewest in twenty years. Approximately one-third of these measures were introduced as “spot bills,” meaning they currently contain placeholder language rather than substantive policy proposals. The details of those measures will become clearer in the coming weeks as amendments add operative language.

Housing affordability and renter protections continue to be central policy themes this year. As discussed below, several proposals have been introduced to expand tenant protections, alongside measures aimed at easing certain regulatory requirements for landlords. Legislators in both houses have also introduced proposals to place an affordable housing bond on the November ballot. Each proposal currently contemplates approximately \$10 billion in funding, though the final amount is expected to be determined through negotiations tied to the state budget process, which concludes in June.

The state’s fiscal outlook continues to constrain new spending. Although revenue projections have improved somewhat since the Governor released his January budget proposal, the overall picture remains tight, and budget analysts project ongoing deficits in the coming years. As a result, significant new funding for affordable housing in this year’s budget appears unlikely. Governor Newsom’s January proposal did not include new housing funding. Instead, it highlighted his plan to reorganize the state’s housing infrastructure by placing existing housing-related departments under a new California Housing and Homelessness Agency (CHHA) and establishing a Housing Development and Finance Committee (HDFC). Both are scheduled to take effect on July 1.

Below is a summary of key bills we have identified that may be of interest to the Board. As spot bills are amended and additional proposals emerge, we will continue to provide updates.

Key Bills of Interest

Rent Stabilization

AB 1543 (Quirk-Silva) – Mobilehome Park Rent Caps

Establishes a statewide mobilehome park rent cap of CPI plus 3 percent, or 5 percent, whichever is lower.

Status: Awaiting hearing in Assembly Housing Committee

Landlord-Tenant

AB 1695 (Ortega) – Smoking Ban in Subsidized Housing

Prohibits smoking indoors in any multifamily housing issued a certificate of occupancy on or after January 1, 2027 that is financed in whole or in part with any state funding, including tax credits.

Status: Committee referral pending

AB 1771 (Alvarez) – Elimination of Property Manager Requirement

Prohibits state or local entities from requiring an apartment manager or other caretaker to live onsite. The measure would effectively repeal a state requirement—established through regulations adopted by HCD—that rental properties with 16 or more rental units have an on-site manager.

Status: Awaiting hearing in Assembly Housing Committee

AB 2128 (Quirk-Silva) – Prohibition on Work Requirements and Time Limits in Federally-Funded Housing

Prohibits housing providers administering federal housing programs from imposing mandatory work requirements or limits on the duration which an individual may live in such housing, in response to a proposed federal rule authorizing public housing authorities and others to adopt work requirements and time limits.

Status: Awaiting hearing in Assembly Housing Committee

SB 1155 (Smallwood-Cuevas) – Eviction Pause for Nonpayment During Government Shutdown

Prohibits landlords from filing or continuing an eviction for nonpayment of rent for a tenant employed by a federal agency or contractor, whose income has been materially impacted during a federal shutdown beginning the first day of a shutdown and ending 30 days after the date on which the shutdown ends and backpay is authorized. To implement this prohibition, the bill requires courts stay proceedings of pending eviction actions covered by the law. The bill also prohibits the landlord from charging or collecting late fees, interest, or other penalties related to that nonpayment during the covered period. The bill describes the notice and evidence a covered tenant must provide in order to use these protections.

Status: Awaiting hearing in Senate Judiciary

SB 1160 (Durazo) – Eviction Data Collection and Reporting

Requires the Judicial Council to collect and publish eviction data and for the courts to report such data to the Judicial Council.

Status: Awaiting hearing in Senate Judiciary

SB 1296 (Durazo) – Mandatory Pet Policy Disclosure

Requires landlords that allow pets to provide detailed disclosures explaining their pet policies and provides that if a landlord fails to disclose the policy before charging an application fee, that fee must be refunded to the applicant.

Status: Awaiting hearing in Senate Judiciary

Affordable Housing Funding

AB 736 (Wicks) - Affordable Housing Bond

Places a \$10 billion bond on the 2026 ballot to fund a variety of affordable housing programs.

Status: Awaiting referral in the Senate

SB 417 (Cabaldon) - Affordable Housing Bond

Places a \$10 billion bond on the 2026 ballot to fund a variety of affordable housing programs.

Status: Awaiting referral in the Assembly