

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

From: Brian Augusta

Date: October 8, 2025

**Re: State Legislative Report for the October 2025 Board Meeting**

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The first half of the 2025-2026 legislative session came to a close on Saturday, September 13<sup>th</sup>. While the year began with a hefty agenda of bills related to rent stabilization, housing affordability, and tenant's rights, at the final buzzer only a handful of those bills remained active. Many had been shelved or died over the course of the session's many months.

The Board took positions on 12 bills this session. Of those, only 5 made it all the way to the Governor. The remaining bills either died in committee or became two-year bills, including some of the more impactful tenant and rent stabilization measures. For example, AB 1157 (Kalra), which would lower the Tenant Protection Act (TPA) rent cap, remove the TPA's single-family home exemption, and delete the law's 2030 sunset made it out of its first committee hearing, only to stall in Assembly Judiciary. The author, the chair of that committee, chose to park the bill and try again in January rather than put it to a vote earlier this year. Similarly, AB 1248 (Haney), which proposes to limit fees in rental housing, including prohibiting Ratio Utility Billing Systems (RUBS) in new tenancies, was parked on the Assembly floor in June. SB 436 (Wahab), which the board had identified as a priority support, would have extended the current 3-day pay-or-quit notice to 14 days. That bill failed in Assembly Judiciary on a vote of 6-4 with two members abstaining, falling short of the seven votes necessary for passage.

The news is not all bad from Sacramento, however. The Governor has signed AB 246 (Bryan), which the Board supported. It protects Social Security recipients from eviction if those benefits are interrupted by the actions or inactions of the federal Government. Another notable measure awaiting action by the Governor is SB 79 (Wiener). The board took a support if amended position, urging stronger anti-demolition protections similar to Berkeley's ordinance and higher affordability requirements. Some last-minute changes to the bill increased protection for rent-stabilized units, although the changes did not go as far as the Board sought. Three other board-supported bills await his action between now and Sunday, when he must act on any bills that are on his desk: AB 893 (Fong), facilitating campus-relating housing; SB 36 (Umberg), strengthening price gouging protections in short-term rentals; and SB 634 (Pérez), limiting local ordinances that prohibit basic services to people experiencing homelessness.

Below is a brief summary and status of all of the bills we have been tracking this year for the Board.

## Key Bills of Interest

### Rent Stabilization

#### **AB 380 (Mark González) - Post-Disaster Price Gouging Protections**

Makes all of the price gouging protections of Penal Code 396 applicable for 60 days, extends the rental price gouging protections to commercial leases, and deletes the limitation that rental price gouging protections apply only to leases of 12 months or less.

**Status:** Died - Held on Suspense

#### **AB 1157 (Kalra) - Tenant Protection Act Changes**

Lowers the rent cap applicable under the Tenant Protection Act (TPA), removes the single-family home exemption, and deletes the sunset, making the law permanent.

**Status:** Two-year bill

#### **SB 36 (Umberg) – Price Gouging Enforcement**

Increases penalties for violations of Penal Code 396, which prohibits price gouging after an emergency declaration, and imposes a number of requirements on housing listing platforms (e.g. AirBnB, VRBO) to aid in enforcement when Penal Code Section 396's prohibition on price gouging is in effect

**Status:** Awaiting action by the Governor

#### **SB 368 (Smallwood-Cuevas) - Price Gouging Enforcement**

Requires the Department of Justice and local district attorneys to establish partnerships to enforce Penal Code 396.

**Status:** Died - Held on Suspense

### Landlord-Tenant

#### **AB 246 (Bryan) - Social Security Tenant Protection Act of 2025**

Creates an affirmative defense to an unlawful detainer for nonpayment of rent if income is lost due to the action or inaction of the federal government that results in the interruption in payment of Social Security benefits.

**Status:** Signed by Governor

#### **AB 282 (Pellerin) – Preferences for Voucher Households**

Provides that it is not source of income discrimination to prioritize applicants for tenancy who qualify for or participate in government-sponsored rental assistance or subsidy programs, vouchers, or certificate systems.

**Status:** Two-year bill

#### **AB 414 (Pellerin) - Returning Security Deposits**

Makes changes to the law governing the manner in which a landlord must return a tenant's security deposit, particularly when multiple adult tenants reside in a unit.

**Status:** Signed by Governor

**AB 628 (McKinnor) - Refrigerators and Stoves in Rental Housing**

Requires rental units to have a stove and a refrigerator that were purchased within the last 10 years and maintained in good working order, for leases entered into, amended, or extended on or after January 1, 2026. Creates an exception when the landlord and tenant mutually agree for the tenant to bring their own refrigerator. Excludes permanent supportive housing, SROs, assisted living, and residential hotels from the requirement.

**Status:** Signed by Governor

**AB 863 (Kalra) - Language of UD Summons**

Requires the Judicial Council to, by Jan. 1, 2027, create a mandatory-use single summons form in Spanish, Chinese, Tagalog, Vietnamese, and Korean.

**Status:** Sent to Governor

**AB 878 (Kalra) - Reasonable Accommodation for Survivors in Rental Housing**

Requires a landlord to provide reasonable accommodations to survivors of domestic violence.

**Status:** Died - Held on Suspende

**AB 897 (DeMaio) - Unlawful Squatters**

Defines unlawful squatting as entering the land or premises of another and residing on that land or premises for any period of time knowingly acting without the knowledge or consent of the owner, rightful occupant, or an authorized representative of the owner. The bill authorizes law enforcement to arrest a person accused of unlawful squatting if the person fails to provide documentation within three days that they are authorized to be on the premises.

**Status:** Died - Failed in Assembly Public Safety

**AB 924 (Davies) - Return of Security Deposit for DV Survivors**

Requires a landlord to pay a calculated share of the security deposit to a tenant terminating a tenancy if there are multiple tenants on a lease and a tenant states that they are terminating the tenancy because another tenant committed an act of domestic violence. The bill also requires any remaining tenants to pay back the calculated share to the landlord within 14 days after the landlord returns the amount to the tenant who terminated their tenancy.

**Status:** Two-year bill

**AB 1248 (Haney) - Definition of Rent**

Subjects all rent and optional services costs to the Tenant Protection Act rent cap, regulates optional services, ratio utility billing systems, and ensures that rent is applied to rent before other charges.

**Status:** Two-year bill

**AB 1414 (Ransom) - Internet Subscriptions**

Requires landlords to allow tenants to opt out of any subscription from a third-party internet service provider.

**Status:** Sent to Governor

**SB 52 (Pérez) - Rental Algorithmic Price Fixing**

Prohibits the sale of algorithms to set rental terms, based on nonpublic data, in rental housing pursuant to specified parameters and establishes penalties for violation of the law.

**Status:** Died - Held on Suspende

**SB 381 (Wahab) - Rental Housing Fees**

Prohibits landlords from charging tenants a variety of fees, deletes an existing section of law requiring landlords in certain counties to unbundle the cost of parking from the rent in new construction, and makes changes to the law governing application screening fees.

**Status:** Two-year bill

**SB 436 (Wahab) - 14-Day Notice to Quit**

Extends the three-day notice to quit for nonpayment of rent to 14 days.

**Status:** Died - Failed in Assembly Judiciary

**SB 448 (Umberg) - Squatters on Residential Property**

Authorizes the removal of a squatter by law enforcement upon the request of the property owner after the owner has provided the squatter with 72 hours' notice to vacate.

**Status:** Died - Held by Senate Appropriations

**SB 768 (Durazo) - Eviction Data**

Requires the Judicial Council to collect eviction data from trial courts, including the number of eviction proceedings initiated and the number of landlords and tenants represented by counsel, the resolution of those cases and to publish the data on a quarterly basis.

**Status:** Died - Held by Senate Appropriations

**Disaster****AB 299 (Gabriel) - No New Tenancy for Disaster-Displaced People in Hotels and Short-Term Rentals**

Specifies that for anyone who lost their home in a declared disaster, a stay in a hotel, motel, or short-term rental will not constitute a new tenancy until they have stayed there for more than 270 days and that until the 270th day they can be removed with 72 hours' notice, or no notice under certain circumstances.

**Status:** Sent to Governor

**AB 311 (McKinnor) - Landlord Permission to House Disaster-Displaced People**

Requires landlord permission for a renter to house a person at risk of homelessness, which the bill defines to include someone displaced as a result of a disaster, or their pets. If the landlord agrees, the person at risk of homelessness will never gain tenancy rights and can be asked to leave with as little as 24 hours' notice, and the landlord can charge additional rent.

**Status:** Two-year bill

**AB 760 (Ta) - Renting/Subleasing a Mobilehome During a Declared Emergency**

Allows a mobilehome park owner to rent or sublease homes on a park property, even if there is a general prohibition against renting or subleasing, during a declared emergency and for no more than 36 months from the expiration of a declared state of emergency.

**Status:** Two-year bill

**AB 851 (McKinnor) - Unsolicited Offers to Purchase Property**

Prohibits unsolicited offers to purchase residential property in specified ZIP codes impacted by the Eaton and Palisades fires.

**Status:** Sent to Governor

**SB 522 (Wahab) - Application of TPA to Post-Disaster Replacement Housing**

Provides that the just cause protections of the Tenant Protections Act (TPA) apply to units built to replace any units destroyed in a disaster that had previously been subject to the TPA.

**Status:** Two-year bill

**SB 610 (Pérez) - Disaster Tenant Protections**

Provides enhanced protections for renters and mobilehome park residents in the aftermath of disasters.

**Status:** Sent to Governor

**Affordable Housing Funding**

**AB 590 (Lee) – Social Housing Bond**

Puts a \$950 million bond on the 2026 ballot for the purposes of funding social housing.

**Status:** Two-year bill

**AB 736 (Wicks) - Affordable Housing Bond**

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

**Status:** Two-year bill

**SB 417 (Cabaldon) - Affordable Housing Bond**

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

**Status:** Two-year bill

**SB 492 (Menjivar) - Youth Housing Bond**

Places a bond of an unspecified amount on a future ballot to fund the development of housing for transitional-age foster youth and youth experiencing homelessness.

**Status:** Two-year bill

**Homelessness**

**SB 634 (Pérez) – Local government: homelessness.**

Prohibits local ordinances that prohibit a person or organization who is assisting a person who is homeless with any act related to basic survival.

**Status:** Awaiting action by the Governor

**Housing Development Approvals**

**AB 893 (Fong) – AB 2011 Expansion to "Campus Development Zones"**

Expands the applicability of AB 2011 streamlining to "campus development zones," defined as areas within a half-mile radius of a main campus, as defined by existing law.

**Status:** Awaiting action by the Governor

**SB 79 (Wiener) – Upzoning Near Transit**

Mandates increased density and height limits near rail and bus rapid transit stops. The bill requires developers to include either 7% ELI, 10% VLI units, or 13% LI units, but allows those same units to qualify the project for additional density, incentives, and concessions under state Density Bonus Law. Prohibits

SB 79 projects on sites where there is currently or has been in the last seven years rent-stabilized units, unless there are two or fewer rent-stabilized units on the site. The bill provides an option for locals to adopt a local alternative approach to increasing density around transit. It also provides transit agencies with zoning authority on agency-owned land around transit, subject to specified conditions.

**Status:** Awaiting action by the Governor