



Public Interest Advocates

1107 9th Street, Suite 601
Sacramento, CA 95814

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

From: Brian Augusta

Date: November 12, 2024

Re: **State Legislative Report for the November 2024 Board Meeting**

The last chapter of the 2023-2024 two-year legislative session ended on September 30th, with the Governor taking his final set of actions that day on all of the bills that had made it to his desk. In all, there were more than 1200 bills on this desk, of which only a handful are notable bills of interest to the Board. Below we summarize some of the key bills that were signed. In our presentation we will offer a recap and key themes from this session and the recently completed state-wide election, provide additional detail on some of the bills noted below, and preview the coming two-year legislative session.

Key Bills of Interest

Rent Stabilization

[AB 846 \(Bonta\) - LIHTC Rent Cap](#)

Currently, affordable housing developments funded by the Low-Income Housing Tax Credit (LIHTC) program are exempt from the Tenant Protection Act's rent cap. Earlier this year the California Tax Credit Allocation Committee (CTAC), the body that oversees the administration of the LIHTC program in CA, adopted regulations to impose a rent cap similar to the TPA on newly constructed LIHTC properties, but generally did not cover existing properties. This bill requires CTCAC to adopt a rent cap via regulations that applies to existing LIHTC properties.

Status: Enacted

Landlord-Tenant

[AB 2304 \(Lee\) - Eviction Masking](#)

Existing law requires that unlawful detainer cases remain masked from public disclosure unless the landlord has prevailed against all of the defendants within 60 days of filing. This law helps protect tenants from unfair negative reporting that may prevent them from renting a new

home. However, the law allows mobilehome cases to be excluded from the masking protections. This bill extends the existing eviction masking law to mobilehome cases.

Status: Enacted

[AB 2347 \(Kalra\) - UD Answer Period](#)

Current law provides tenants facing an unlawful detainer eviction action only 5 days to file the proper paperwork to respond in court. This bill extends that time from 5 days to 10 days, while also establishing uniform timelines for a hearing on other motions like a demurrer.

Status: Enacted

[AB 2493 \(Pellerin\) - Application Fees](#)

Prohibits a landlord from charging a prospective tenant a screening fee unless they either return the screening fee to any applicant not selected for occupancy or have a screening fee policy under which they review applications in the order received, the first qualified applicant gets the unit, and fees are not charged to any applicant who is not considered.

Status: Enacted

[AB 2801 \(Friedman\) - Security Deposits](#)

Makes a number of changes to the law governing the return of security deposits, including requiring the landlord to provide photographic evidence of the necessary repairs and proof that they were completed.

Status: Enacted

[SB 924 \(Bradford\) - Rent Reporting in Affordable Housing](#)

Removes the sunset on the existing law requiring affordable housing providers to give tenants the option of having their rent payments reported in order to build credit.

Status: Enacted

[SB 1051 \(Eggman\) - Lock Changes](#)

Updates and expands protections for renters who are survivors of domestic violence and are seeking to change the locks on their unit.

Status: Enacted

Affordable Housing Preservation

[AB 2926 \(Kalra\) - Preservation Notice Law Changes](#)

Makes a number of changes to the Preservation Notice Law, including eliminating the ability of an owner to convert an affordable housing property to market rate if the owner receives a purchase offer from a qualified buyer who will preserve the project as affordable housing.

Status: Enacted