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State Legislative Report

Presentation to

Berkeley Rent Stabilization Board

November 21, 2024

Rent Stabilization

AB 846 (Bonta) LIHTC Rent Cap

Directs Tax Credit Allocation Committee to adopt regulations establishing a rent cap in existing LIHTC properties.

Landlord-Tenant Protections

AB 2304 (Lee) Eviction Masking

Extends eviction masking protections to mobilehome cases, protecting residents from negative eviction reporting.

Landlord-Tenant Protections

AB 2347 (Kalra) UD Answer Period

Increases the time tenants have to respond to eviction actions from 5 to 10 days and standardizes timelines for motions.

AB 2493
(Pellerin)
Application
Fees

Establishes new limits on application screening fees charged to prospective tenants.

**AB 2801
(Friedman)
Security
Deposits**

Makes a number of changes to the law governing the return of security deposits.

Landlord-Tenant Protections

SB 924 (Bradford) Rent Reporting in Affordable Housing

Makes permanent the option for tenants in affordable housing to have rent payments reported for credit-building.

Landlord-Tenant Protections

SB 1051 (Eggman) Lock Changes

Enhances protections for domestic violence survivors by expanding access to lock changes in rental units.

AB 2926
(Kalra)
Preservation
Notice Law
Changes

Strengthens protections to preserve affordable housing by preventing owners from converting properties to market rate.