

10 New

California Rental Laws

Landlords Need to
Know in 2024



FAIR GROVE

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Introduction

Staying aware of the complexities of the legal landscape affecting property owners is an immense challenge and can be a full-time job on its own. To assist, we compiled 10 of the most important legal issues property owners should be aware of in 2024.

SB 567: Just Cause Eviction

This new law makes changes to the Tenant Protection Act of 2019, making it harder for landlords to evict tenants under the no-fault just cause policy. Currently, landlords can remove tenants if the landlord or landlord's family wants to move in, or if the landlord wants to make substantial renovations to the property. The new law makes the following changes:

1. The landlord must provide specific advanced notices to the tenant
2. In cases where the landlord or landlord's family is planning to move in, they must do so within 90 days of the tenant's departure and stay for at least 12 months

The bill also stipulates financial penalties for rental property owners who fail to follow these regulations.



AB 12: Security Deposits

Currently, property owners can require up to two months' rent as a security deposit. As of July 1, 2024, owners will only be able to collect up to one month's rent as a deposit.

The only exception is for property owners who own no more than two rental properties, comprising of no more than four units. These "small property" owners can still request up to two months' rent.

SB 712: Micromobility Devices

Tenants now must be allowed to store and charge electric scooters and electric bikes in their apartments, as long as the device's battery is approved by the Consumer Product Safety Commission or the European Product Standards.

If the battery does not meet these standards, the property owner can require the tenants to have insurance for the device and can prohibit the tenant from charging inside the rental unit. Additionally, if the property owner provides secure, long-term storage, they can require the tenant to store the device there instead.



SB 271: Balcony Inspections

SB 271 mandates professional safety inspections for all properties with three or more units that have balconies or exterior elevated elements such as decks, entries, or elevated walkways and stairways.

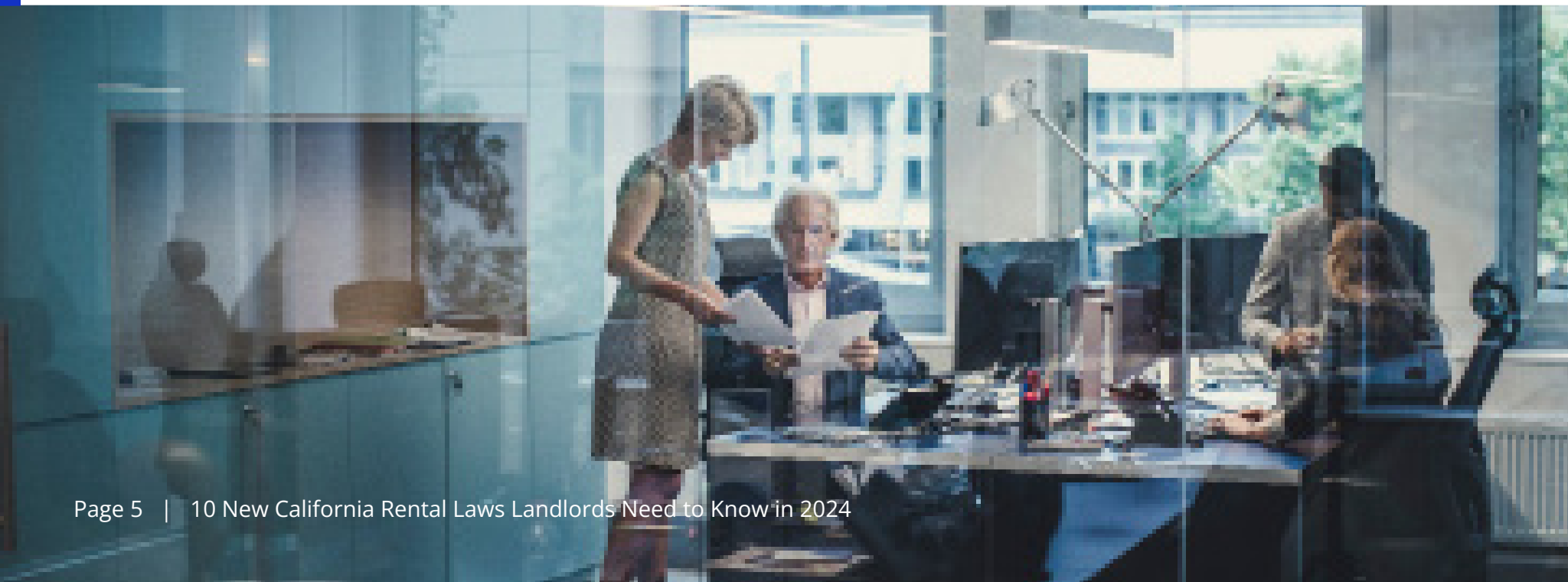
The inspections must be performed by a qualified safety inspector, such as a general contractor having an A, B, or C-5 license classification. The deadline for the first inspection is January 1, 2025, with subsequent recurring inspections every six years thereafter.

AB 1418: Nuisance Ordinances and Evictions

This law prohibits local authorities from enacting regulations that allow landlords to evict tenants based on calls to law enforcement, suspected criminal activity or other alleged nuisance activity making it substantially harder to evict problem tenants for detrimental behavior.

SB 267: Credit History

This law prohibits landlords from considering credit history when evaluating residents for rent-subsidized housing (such as Section 8), without allowing prospective tenants alternate means for proving their ability to pay rent. Alternate options may include income verification, rental history, and proof of savings or emergency funds.



Changes to Rent Control Laws

California has passed a slew of rent control laws in recent years, some of which were a response to the pandemic. More changes are on the way in 2024, both at a statewide and a local level. Here are a few of the most significant.

AB 1620: Renters With Mobility-Related Disabilities

Under AB 1620, property owners must allow tenants with permanent mobility-related disabilities who live in rent-controlled units to move into an accessible unit that is comparable in size or smaller than their current unit while retaining their current rental rate and terms.

It is important to note that AB 1620 does not mandate this regulatory change, but rather authorizes local jurisdictions to adopt the regulation. Accordingly, applicability will vary from location to location.

The move is allowed if all of the following apply:

1. The tenant's move is determined to be necessary to accommodate the tenant's physical disability related to mobility-related disability;
2. There is no operational elevator that serves the floor of the tenant's current unit;
3. The new unit is in the same building or on the same parcel with at least four other units and shares the same owner;
4. The new dwelling or unit does not require renovation to comply with applicable requirements of the Health and Safety Code;
5. The applicable rent control board or authority determines that the owner will continue to receive a fair rate of return or offers an administrative procedure ensuring a fair rate of return for the new unit.

Statewide Rent Control

The California Tenant Protections Act of 2019 enacted statewide rent control in response to COVID-19. The law is in effect until January 1, 2030, and limits annual rent increases to no more than 5% + local CPI, or 10%, whichever is lower.

Certain jurisdictions have even more stringent controls, such as the City of Los Angeles and Los Angeles County.

City of Los Angeles

Rent controlled apartments in LA are currently under rent freeze and increases are not allowed. Starting February 1, 2024, property owners can increase rents by 4% on tenants covered by the City of Los Angeles' rent control law.

Owners who pay electric and/or gas can raise rents by an extra 1% for each of those amenities, allowing property owners who pay both electric and gas to raise rents by up to 6%.

Unincorporated L.A County

Many incorporated cities in Los Angeles County have their own rent control laws. Owners of buildings in unincorporated areas, on the other hand, are subject to rules passed by county elected leaders.

As of February 1, 2024, owners in these unincorporated areas are allowed to raise rents by up to 3% on rent-controlled units.



Have Questions? Contact Fairgrove.

As California's legal landscape undergoes significant changes in 2024, it is important to have a trusted partner that stays up-to-date with the latest legal and regulatory changes. If you have any questions about current rental law or impending regulatory changes, don't hesitate to contact us at [Fairgrove Property Management](#) to discuss how we can help you navigate and ensure long-term success in multifamily property ownership.



About Fairgrove Property Management

Fairgrove Property Management has served multi-family property owners since 1976. Fairgrove offers comprehensive management services that is hands-on and people centric making the process seamless for property owners and residents alike. Additionally, our team is well versed in CA laws and regulations, helping property owners avoid potential legal issues and mitigate risks. For more information, please [visit our website](#).