



2024 Legislative Recap



Sample of Legislation 2024

SB 567

- Just Cause Eviction

SB 267

- Credit History and Rent Subsidies

AB 12

- Security Deposits





SB567 – Just Cause Eviction

1

Effective April 1, 2024

2

New Notice Requirements

3

Targets No-fault Termination

Subject Properties

Duplex



Multifamily Residential (2+ units)



Exempt Properties



Single-Family Property



Townhouse



Condos

Owner is NOT

- Real Estate Investment Trust (REIT)
- Corporation
- LLC with one (1) corporate member

Substantial Renovation

- Structural replacement or substantial modification of property
- Work cannot be accomplished in a safe manner with tenant occupying unit
- Requires the tenant to vacate the residential real property for at least 30 days.
- 60-Day Notice of Termination
- Relocation Payment of one (1) month's rent | **LONG BEACH** (\$4500 or 2 x Rent)
- **LONG BEACH**: Pull permits and submit form to Development Services

Owner Occupancy

- Includes occupancy of domestic partner, children, grandchildren, parents, or grandparents
- 60-Day Notice of Termination
- Relocation Payment of one (1) month's rent



Owner Occupancy Termination Changes

- **New occupant must reside in unit for at least 12-months**
- **New occupant must occupy the premises within 90-days**
- **If either of the above conditions is not fulfilled, the unit must be offered to the tenant at the same rate and under the same lease terms.**
- **Must offer tenant reimbursement for moving expenses**

Owner Occupancy Termination Changes

- **FORM UPDATE:**
- **Name(s) of people moving-in**
- **Relationship to owner**
- **Tenant can demand proof to verify this relationship**

F73C- Notice of Termination Owner Intent to Occupy §1947.12 & §1946.2

Substantial Remodel/Demolition Termination Changes

- **If work is not completed, unit must be offered on same terms**
- **Provide copy of permits of abatement contract**
- **If either of the above is not fulfilled the unit must be offered to tenant at same rate and same lease terms**



Substantial Remodel/Demolition Termination Changes

FORM UPDATE:

- Description of work
- Provide copy of permits of abatement contracts
- Expected completion date for work
- Specific language from bill in the notice
- Tenant can notify owner of intent to reoccupy unit (phone, email, address) at new rate

F73B- Notice of Termination— Remodeling §1947.12 & § 1946.2

F73J - 60-Day Notice to Terminate – Demolition or Substantial Renovation (City of Long Beach)



SB267 –

Credit History

& Rent

Subsidies

1

Amends Section 12955 of
Government Code

2

Applies to Section-8 Applicants

An act to amend Section 12955 of the Government Code, relating to housing.

Doesn't allow using an applicant's credit history unless there's another way to check their reliability.



Applicants May Submit:

- **Income record**
- **Bank statement**
- **Record of government benefit**
- **Documentation that can be verified**



AB12 – Security Deposit Limits

1

Effective July 1, 2024

2

Exempts Owner with few
properties

Current Security Deposit Maximums

**One
Month**

**Service
Member
(unfurnished)**

**Two
Months**

**Service
Member
(furnished)**

**Unfurnished
Property**

**Three
Months**

Furnished

AB12: Exemptions

Ownership of **two or fewer rental properties** that **collectively** include no more than **four dwelling units**

Two Duplexes = two buildings, with four units total

Single Family Residents + Condo = two properties, two units

Triplex + Condo = Two properties, with four units total

Single Family Residence + Triplex = Two properties, with four units total

Maximum Deposit (2 months max) on exempt properties

Security Deposit Maximum: Subject Properties on and After 7/1/2024

One Month

**Service
Member
(furnished
and
unfurnished)**

One Month

Furnished

Unfurnished

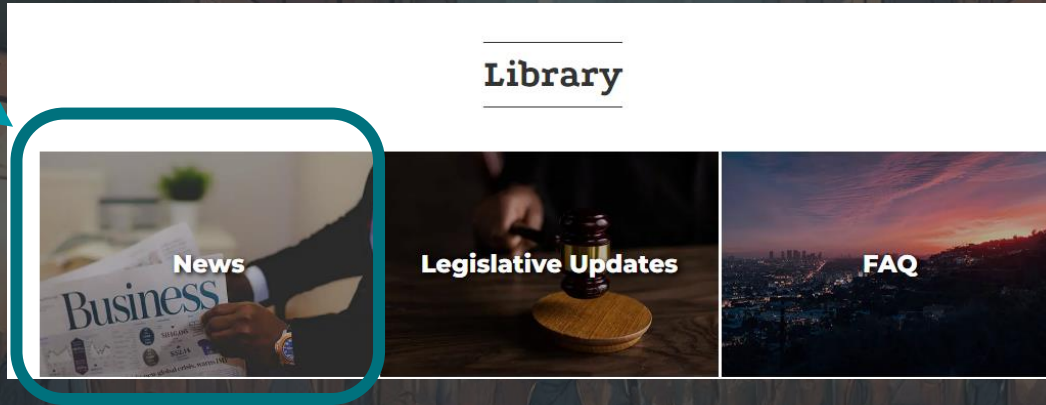
Additional Rental Housing Laws in 2024

SB712 Micromobility Devices – This law allows a tenant's micromobility devices, such as e-bikes and e-scooters, to be stored in the rental unit

SB 721 & SB362: These are the new Balcony Inspection Laws with some requirements that must be met by the end of 2024. Balconies, decks, porches, stairways, walkways, and entries.

AB 1317 Parking Unbundling Originally, this bill would require the rental property owner to reduce the rent equal to the amount of parking, and give the tenant the option to pay for parking separately.

- **Updated Forms: No-Fault**
- **Summary of Presentation**





Thank You

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