



New Laws for 2025

In an effort to help our landlords stay abreast of new laws affecting tenants and owners in our area, we are providing a list of new laws for 2025 that you should be aware of. This list is a summary only and does not provide details of each law. *Please consult with your legal counsel if you have questions regarding implementation of any of the new legislation.*

HUD PIH 2024-26

- According to HUD regulations, all smoke detectors in federally assisted housing must either be hardwired or have a sealed, 10-year non-replaceable battery, meaning they do not require battery changes for the duration of their lifespan; this mandate is part of the NSPIRE standard and is set to be fully implemented by December 29, 2024. Go to https://www.hud.gov/sites/dfiles/PIH/documents/PIH_2024-26.pdf for more information

AB 2801: New Security Deposit Requirements Effective April 1, 2025

- Landlords must now take photographs during various tenancy stages to support security deposit deductions.
 - **For tenancies beginning on/after July 1, 2025:** Take photos immediately before or at move-in.
 - **For all tenancies:** Take photos before and after repair/cleaning at move-out.
- Provide all photos to tenants with security deposit reconciliation. Delivery options include mail, email, flash drive, or online link. The reconciliation itself must still be sent by 1st-class mail unless agreed otherwise in writing.
- Security deposits may not be used for improvements/upgrades. Professional cleaning charges apply only if needed to restore the premises, excluding ordinary wear and tear.

SB 611: Prohibition on Fees for Serving Notices Effective January 1, 2025

Landlords are prohibited from charging fees for:

- Serving, posting, or delivering termination notices (e.g., 3-day, 30-day, or 60-day notices).
- Payment of rent or deposits by check.

AB 2493: Tenant Screening Fee Policies Effective January 1, 2025

Landlords charging a screening fee must adopt one of the following policies:

- "First Qualified, First Approved":
 - Provide written screening criteria when applications are distributed.
 - Consider applications in the order received and charge fees only if the application is considered.
 - Refund mistakenly charged fees.
- Refund Policy: Refund screening fees to all unapproved applicants within seven days of selecting a tenant, regardless of the reason for denial.

AB 2747 & SB 924: Rent Payment Reporting Effective April 1, 2025



HOUSING AUTHORITY
of the CITY of SANTA BARBARA

- Tenants in properties with 16+ units may request landlords report positive rent payments to credit bureaus.
- For properties with ≤15 units, landlords are exempt unless owned by a corporation, REIT, or an LLC with corporate members.
- Landlords can charge tenants up to \$10/month for this optional service but cannot report unpaid fees or deduct them from security deposits.
- Positive rent payment information excludes late/incomplete payments.
- Landlords may become a "data furnisher" or use third-party services such as Rent Reporters, Rent Plus, Boom, Pinata, or Esusu.

SB 1051: Expanded Domestic Violence Protections **Effective January 1, 2025**

- Requires landlords to change locks within 24 hours upon tenant request, with new provisions extending protections to immediate family/household members.
- Acceptable documentation includes police reports, court orders, or signed statements from tenants.
- Costs for lock changes are solely the landlord's responsibility. If landlords fail to act, tenants may change locks and seek reimbursement.
- Prohibits adverse actions (e.g., rental denial) against domestic violence victims using these protections.

AB 2579: Balcony Inspections Deadline Extended **Extended to January 1, 2026**

The deadline for mandatory inspections of balconies in multifamily buildings has been extended by one year.

AB 2347: Extended Legal Deadlines **Effective January 1, 2025**

- Extends the deadline to respond to legal complaints from 5 to 10 court days.
- Shortens notice periods for motions such as demurrers or motions to strike.