

NEW CALIFORNIA LAWS FOR LANDLORDS AND TENANTS IN 2025

2025 is here and with it come a slew of new laws that affect California landlords and tenants. We've selected 11 of the most impactful laws to discuss for the typical client that we serve. Laws affecting affordable housing, large multi-family properties, or commercial properties are not discussed here.

CALIFORNIA TENANT PROTECTION ACT:

On August 1, 2024, Maximum rent increase in San Diego County went down to 8.6% from 10%

AB 2533: Legalizing Unpermitted ADUs Built Before 2020

Expands the ADU amnesty program to include unpermitted ADUs and JADUs built before January 1, 2020. The Habitability Standards are less strict now with fewer fees. Includes units built from January 1, 2018, to January 1, 2020

AB 2747: Requires landlords owning more than 15 apartments to offer tenants the option of having their on-time rent payments reported to at least 1 credit agency.

This measure helps renters build their credit scores.

AB 12: Caps security deposits at one month's rent for unfurnished units and two months' rent for furnished units.

AB 1401: Landlords no longer have minimum parking requirements for residential developments near public transit

This could mean lower construction expenses if developers chose to not build parking. Developers may continue to include parking due to demand.

AB 2493: Landlords must adhere to the new rules regarding application screening fees and criteria.

Landlords must process applications in the order they are received. The first applicant who meets the established criteria must be approved. Written screening criteria must be provided alongside the application.

AB 2801: Landlords collecting security deposits must take photographs of the unit.

Photographs must be taken at a reasonable time before the tenant moves in, after the tenant moves out, and before/ after repairs or cleaning are completed. Landlord must provide these photographs to the tenant. Landlords must provide itemized statements for any deductions made from a tenant's security deposit.

SB 52: Landlords must stop using algorithm-based pricing tools.

Prohibits landlords from using algorithmic pricing software to set rental rates or occupancy levels. Ensures rents are set manually to avoid inflated or unfair rent hikes. Meant to protect tenants from potentially exploitive algorithms.

SB 611: Landlords can no longer charge fees for delivering legal notices.

Landlords cannot charge tenants fees for delivering or posting legal notices, like late notices. This law also prohibits landlords from charging a tenant any fee for payment by check for rent or a security deposit. This protects tenants from unnecessary fees.

SB 1051: Landlords are required to comply with lock change requests for victims.

Requires landlords to change locks free of charge when a tenant or family member is a victim of domestic violence, sexual assault, stalking, human trafficking, or elder abuse. Landlords must act within 24 hours after receiving appropriate documentation from the tenant. This increases safety for tenants in dangerous situations

AB 2347: The time a tenant has to file an answer to an unlawful detainer complaint is now 10 days (was 5 days).

Are you a landlord looking for assistance navigating complicated tenant issues?
If so, we can help.

Contact us for a property management proposal.