



## FOR IMMEDIATE RELEASE

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# Real Estate Professionals Learn Ramifications of New Law on Statewide Rent Control and “Just Cause” Evictions

**SAN DIEGO (November 19, 2019)** – A full house of real estate professionals came together on November 14 to discuss the details and ramifications of Assembly Bill 1482, the statewide rent control legislation that becomes law in January of next year.

Nearly 200 attendees including REALTORS®, property managers and landlords filled the meeting room at the Courtyard by Marriott in Kearny Mesa for the session sponsored by the San Diego Association of REALTORS® (SDAR) Government Affairs department. Due to high demand, the meeting was moved from a single classroom at SDAR to the larger hotel space.



AB 1482 becomes law on January 1, 2020 and will have a major impact on rental housing in San Diego. California State Sen. Brian Jones and Robert J. Sunderland, Esq., discussed the new rent caps and "just cause eviction" standards, the effect on certain residential properties, and how the rules could place landlords and property managers at risk of costly litigation for failing to comply.



"As currently written, many provisions in AB 1482 are ambiguous and therefore left to interpretation," said Robert J. Sunderland, a local real estate attorney. "Too often this gets sorted out in court through litigation." He added, "Anyone involved in California's residential rental industry should be paying attention and preparing to comply."

Assembly Bill 1482 was signed into law by Governor Gavin Newsom on October 8, 2019 and would impose new statewide rent caps and “just cause” eviction standards on certain residential properties. The new law will establish a new rent increase cap of 5% per year plus local inflation, but not to exceed a total of 10%. Meanwhile, “just cause” eviction provisions in the law restrict the ability of landlords to evict certain tenants and imposes relocation assistance penalties for those failing to comply.

"SDAR is committed to ensuring our members have access to the most up-to-date information on new laws impacting the real estate industry," said 2019 SDAR President Kevin M. Burke, JD. "This rent control law has caused a great deal of confusion for

people with rental properties and we felt it was important to get information out to people in a timely manner. We'll certainly be providing more related education programs to accommodate growing demand, but ultimately we need Sacramento to weigh in and provide better guidance for industry participants."

For more information, contact SDAR Government Affairs at (858) 715-8012 or e-mail [govaffairs@sdar.com](mailto:govaffairs@sdar.com).

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*The [Greater San Diego Association of REALTORS®](#) is the largest trade association in San Diego County and one of the largest local REALTOR® associations in California. We help our members, who adhere to a code of ethics and professional standards, sell more homes. We also help people realize the dream of home ownership, and we are dedicated to protecting private property rights. You can follow SDAR on [Facebook](#), [Twitter](#), [Instagram](#) and [LinkedIn](#).*