



RED ALERT

April 15, 2020

AB 828 (Ting) Seeks to Impose 25% Rent Reductions, Prohibit Most Unlawful Detainers, Add New Renter Protections Justified by COVID-19 Related Assumptions

Members of the state legislature are rushing to advance **AB 828 (Ting)**, an extreme piece of legislation that would **extend existing and introduce additional COVID-19 related protections for renters until January 1, 2022.**

AB 828 (Ting) would:

- Allow for **Judges to issue 25% rent discounts** to residents.
- Create payment plan scenarios where residents **pay an amount not to exceed 10% of the balance due each month** until the past due rent is paid in full.
- Leave **owners to pay for all legal expenses** incurred during the unlawful detainer process, preventing you from sharing this expense with a non-paying resident.
- Allow for **Judges to interpret and establish** what an **economic hardship** is both for **you and your residents.**

We are concerned for our residents and the economy at large, but we must also be concerned about our own ability to remain solvent in the midst of the COVID-19 crisis.

Last year, Governor Gavin Newsom signed into law AB 1482 (Chiu), largely considered to be a statewide rent control bill. This November, voters will be given the opportunity to further restrict the ability of rental property owners to recover costs with expenses and repairs. There are several bills, including AB 828, that will make it next to impossible for us to continue offering residential rental housing.

After Governor Gavin Newsom declared a state of emergency on March 4, in response to the COVID-19 Pandemic, he then issued an executive order on March 16 providing guidance to cities/municipalities and authorizing them to adopt eviction moratoriums. As cities/municipalities rushed to adopt these policies, the governor then issued an executive order on March 27 declaring a statewide eviction moratorium through May 31, 2020. The Judicial Council of California then issued rules last week, stopping the courts and law enforcement from moving forward with unlawful detainer actions for 90 days after the end of the governor's executive order.

At a time where the Governor and the State Legislature claim to want more housing, this bill assures that it will NEVER be achieved. **AB 828 will lead to the most severe housing shortage the state of California has ever seen.** They are telling us to “get out of business” and by us, that includes **rental property owners and operators, our vendors, suppliers and trade professionals,** including appliance repair, carpenters, electricians, landscapers, maintenance personnel, painters, plumbers, HVAC technicians and others.

Please **call or email your State Senator and State Assembly Member** (where you live AND where you own rental property) today and urge them to "Oppose AB 828!"

Assembly Member Bill Brough

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(Aliso Viejo, Coto de Caza, Dana Point, Ladera Ranch, Laguna Hills, Laguna Niguel, Las Flores, Mission Viejo, Rancho Mission Viejo, Rancho Santa Margarita, San Clemente, San Juan Capistrano, and Trabuco Canyon)

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Senator Patricia Bates

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(Anaheim, Corona Del Mar, Costa Mesa, El Toro, Foothill Ranch, Huntington Beach, Irvine, Laguna Beach, Laguna Woods, Lake Forest, Newport Beach, Orange, Tustin and Villa Park)

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(Anaheim, Fountain Valley, Garden Grove, Huntington Beach, Los Alamitos, Midway City, Orange, Rossmoor, Santa Ana, Seal Beach, and Westminster).

If you have questions about AB 828 (Ting), please email AOC Vice President of Government Affairs [Bill Christiansen](#).

For additional COVID-19 related information and operational resources, visit the AOC website by clicking [here](#).