

DATE: January 23, 2025

TO: Rental Housing Committee

FROM: Karen M. Tiedemann, Special Counsel to the Rental Housing Committee
Nazanin Salehi, Special Counsel to the Rental Housing Committee
Anky van Deursen, Division Manager

SUBJECT: Annual Update on Relevant Legislation and Case Law in California

RECOMMENDATION

Provide the Rental Housing Committee with updates on legislation adopted by the California Legislature during the 2024 legislative year related to landlord-tenant laws as well as recent court cases related to just cause for eviction and termination notice requirements.

BACKGROUND

In 2024, the California State Legislature adopted several bills affecting landlord-tenant law, including, among others, updates to the summary procedures for eviction cases, security deposits, rent payment credit reporting, and fees. In addition, in 2024, the California courts decided several important cases affecting the obligations of landlords and rights of tenants related to notices of terminations of tenancies.

Goldfarb & Lipman, LLP, Special Counsel to the Rental Housing Committee, has prepared Attachment 1 to this report summarizing relevant changes in state law.

FISCAL IMPACT

Providing this informational update to the Rental Housing Committee has no fiscal impact.

PUBLIC NOTICING—Agenda posting, posting on the City’s website, and email to distribution list.

KMT-NS-AvD/KG/1/HSN/RHC
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Attachment: 1. 2024 Annual Update on Relevant Legislation and Case Law in California.