

EOC Legislative Brief 1/07/16

AB 568/SB 445: Landlord/Tenant Bill

This bill makes significant changes to eviction notices and the process to deliver them. The bill allows 5-day notices for with no right to cure for criminal activity. AB 568/SB 445 allows a landlord to evict a tenant for alleged criminal activity by a tenant or guests if it threatens the health or safety of others.

Preempts Local Government from doing routine, scheduled inspections without a tenant complaint.

Makes changes to allow landlords to determine if guests or sub-letters are trespassing if the tenant is not on the premises. The bill would require law enforcement to remove trespassers from the property.

Building code violations caused, but repaired by the tenant will not be grounds for eviction in leases less than a year.

AB 568/SB 445 will allow landlords to appoint an individual who is not an attorney to represent them in small claims court and makes changes that will make it easier for towing companies to tow vehicles.

AB 568 Timeline

Bill introduced: 12/4/15

Public Hearing Held: 12/10/15

Executive Hearing: Originally scheduled 1/07/16, but was pulled from the agenda (7 amendments pending)

SB 445 Timeline

Bill introduced: 12/10/15

Public Hearing Held: 1/05/16

Executive Hearing: Not scheduled at this time