



Monthly Newsletter

January 2026

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Legal recap of changes to landlord/tenant law in 2025.

Lately, it seems as if California's legislature is changing the laws with respect to landlord responsibilities on a near constant basis. Here is a summary of some of the changes that we saw in 2025:

- SB 628: Stove and refrigerator requirement. This new law adds a statewide requirement that residential landlords must provide a stove and refrigerator in every unit, with narrow exceptions.
- SB 610: Post-disaster responsibilities for landlords. This new law clarifies and expands landlord obligations following disasters (such as wildfires, floods or other declared emergencies), including remediation responsibilities and rules regarding liability for rent payments.
- AB 414: Security deposit updates and clarifications. This new law requires landlords to offer to return a security deposit electronically in some circumstances, provides new flexibility for agreeing to alternative return arrangements and clarifies how to handle the return of security deposit when there are multiple residents on the lease.
- AB 1414: Bulk internet opt-out rights. This new law gives residents new rights to opt out of bulk internet service arrangements under specified conditions and disclosure standards.
- AB 747: Unlawful detainer service and pleading updates. This new law adds new requirements, which take effect in 2027, affecting how unlawful detainer lawsuits must be served and requires additional information about how termination notices were served to be included in the lawsuit filing. This law does not change how termination notices are served.

At California West, we do our best to stay up to date on all the legal changes that happen in our industry. The best resource we have found is the California Apartment Association ("CAA"), which does a terrific job at tracking and reporting on all these changes. The summaries above are largely taken from CAA resources and we encourage our clients to join the CAA if they have interest in following these sorts of issues.

The number of rental applications that we receive is a good indication of how much demand there is for rental housing at any given time.

One way to gauge rental demand is by considering the number of rental applications that we are receiving at each of our offices at any given time.

The San Luis Obispo office tends to be a bit less informative in this regard because of its seasonality with student rentals and lease assumptions from students studying abroad. That said, the Arroyo Grande and Lompoc offices are each quite informative. Here’s a summary of activity by month in 2025:

Applications Received by Office

	SLO	AG	Lompoc
January 2025	65	124	34
February 2025	592	46	35
March 2025	479	44	39
April 2025	196	73	24
May 2025	183	61	25
June 2025	175	112	47
July 2025	108	52	36
August 2025	88	88	25
September 2025	80	44	34
October 2025	108	40	24
November 2025	115	29	16
December 2025	195	36	22

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Notes from our accounting department.

Our accounting department has a couple of housekeeping notes this month:

- If you are a client who lives outside of California then we must withhold a portion of your distributions to make sure you pay California taxes unless you obtain a waiver, which generally requires proof that you have filed a California tax return in recent years. For clients whose out-of-state waivers expired December 31,2025, please make sure to apply for a renewed waiver as soon as possible or California West will be required to withhold funds from your account. Waivers general last 24 months. After applying for a wavier, please make sure to forward the response letter to us because the State will not send us a copy. Here is a link to some instructions from the State:
<https://www.ftb.ca.gov/forms/2026/2026-588-instructions.html>
- We have already mailed 1099’s to our clients with detail report that explains how the amount was calculated.