

CALIFORNIA LEGISLATURE—2025-2026 SIMULATION SESSION

SENATE BILL

NO 51

Introduced by Senator Grayson
Co Signed by : Senator Weiner, Senator McGuire
October 1, 2025

An addition to the California Civil Code to increase the minimum notice date

LEGISLATIVE COUNSEL'S DIGEST

SB 51, as introduced, Senator Grayson. Rent Rights

IN California, the housing market is incredibly unstable, and has been for years. Roughly 3.3 Million families live paycheck to paycheck, and any form of rent increase can cause damage to their wealth. Roughly 16.9% of Californian families live within poverty, and any form of rent increase can cause major shifts in dynamics. Parents will be able to spend less time with their children, children will not be able to enjoy as many opportunities as others.

The purpose of this bill is to have ALL rent increases be required with a prior 90 day notice before the month of the first rent increase. Under current law, a 90 day notice is only required for rent increases worth of upwards 10%. This bill, if passed, would ensure that a 90 day notice is required for all rent increases, regardless of the percentage.

Vote: Majority Appropriation: No Fiscal Committee: No Local Program: No

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SEC. 1. Definitions

(a) Renter is Defined as is in Civil Code - CIV

DIVISION 3. OBLIGATIONS [1427 - 3273.69] (Heading of Division 3 amended by Stats. 1988, Ch. 160, Sec. 14.) PART 4. OBLIGATIONS ARISING FROM PARTICULAR TRANSACTIONS [1738 - 3273.69] (Part 4 enacted 1872.) TITLE 5. HIRING [1925 - 1997.270] (Title 5 enacted 1872.) 1940

SEC. 2. Civil Code 827 is amended to read as follows:

Civil Code - CIV

DIVISION 2. PROPERTY [654 - 1422] (Heading of Division 2 amended by Stats. 1988, Ch. 160, Sec. 13.)

PART 2. REAL OR IMMOVABLE PROPERTY [[755.] - 945.5] (*Part 2 enacted 1872.*)
TITLE 3. RIGHTS AND OBLIGATIONS OF OWNERS [818 - 855] (*Title 3 enacted 1872.*)
CHAPTER 1. Rights of Owners [818 - 835] (*Chapter 1 enacted 1872.*)

ARTICLE 1. Incidents of Ownership [818 - 827] (*Article 1 enacted 1872.*)

Subsection B (2) If the proposed rent increase for that tenant is 10 percent or less of the rental amount charged to that tenant at any time during the 12 months before the effective date of the increase, either in and of itself or when combined with any other rent increases for the 12 months before the effective date of the increase, the notice shall be delivered at least 90 days before the effective date of the increase, and subject to Section 1013 of the Code of Civil Procedure if served by mail.