

Date of Hearing: April 22, 2026

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Matt Haney, Chair

AB 1771 (Alvarez) – As Introduced February 9, 2026

AS PROPOSED TO BE AMENDED

SUBJECT: State Housing Law: apartment houses

SUMMARY: Requires the Department of Housing and Community Development (HCD), no later than January 1, 2029, to develop and submit to the Legislature a report that analyzes the efficacy of the requirement in Title 25 of the California Code of Regulations that apartment buildings with 16 units or more have a manager, janitor, housekeeper, or responsible person reside on site and provide recommendations on whether to maintain, modify, or repeal the regulation. Specifically, **this bill:**

- 1) Requires HCD analysis and recommendations to consider the following factors:
 - a) The extent to which the regulation ensures renters live in safe, accessible, and habitable housing, ensures renters can make timely rental payments, and ensures compliance with state and local laws, including those governing habitability of structures, provision and maintenance of common area lighting and security, fire safety, and similar laws;
 - b) The extent to which repeal of the regulation would impact disaster and emergency preparedness and response;
 - c) The extent to which repeal of the regulation would impact the housing stability and employment status of current resident managers; and
 - d) The anticipated fiscal impacts of repealing the regulation on state and local governments, including increased costs associated with code enforcement, habitability compliance, or tenant protections.
- 2) Requires HCD to engage and solicit feedback from stakeholders regarding the continued efficacy of Section 42 of Title 25 of the California Code of Regulations. Stakeholders shall include, but not be limited to, all of the following:
 - a) Residents of rental housing;
 - b) Owners of rental housing;
 - c) Organizations representing the interests of renters;
 - d) Organizations representing the interests of owners or managers of rental housing; and

- e) Local governments.

EXISTING LAW:

- 1) Requires a manager, janitor, housekeeper, or other responsible person to reside upon the premises and have charge of every apartment house in which there are 16 or more apartments, and of every hotel in which there are 12 or more guest rooms, in the event that the owner of an apartment house or hotel does not reside upon said premises. Only one caretaker would be required for all structures under one ownership and on one contiguous parcel of land. If the owner does not reside upon the premises of any apartment house in which there are more than four, but less than 16 apartments, a notice stating the owner's name and address, or the name and address of the owner's agent in charge of the apartment house, shall be posted in a conspicuous place on the premises. (Cal. Code Regs. Tit. 25, § 42)
- 2) Directs the HCD to propose the adoption, amendment, or repeal of building standards, which includes regulations for maintenance and occupancy. These standards are adopted into the California Code of Regulations, Title 24, often incorporating model codes for health, safety, and general (Health and Safety Code Section 17921)

FISCAL EFFECT: Unknown.

COMMENTS:

Author's Statement: According to the author, "In the 1960's, having a live-in manager was the only way to ensure someone was watching the building. Today, we have cameras in our pockets and smart devices monitoring our doors. AB 1771 takes California law out of the black-and-white era and into the 21st century, giving apartment property owners the freedom to use modern technology instead of being tied down to an antiquated mandate."

Background: The Uniform Housing Code (UHC) is a set of regulations designed to ensure safety, health, and general welfare in residential buildings by providing minimum requirements for occupancy, sanitation, and safety. HCD is required to adopt the UHC. The UHC requires that apartment houses of 16 units have a manager, janitor, housekeeper, or other responsible person reside upon the premises. Apartment buildings with 16 or more units can have a "responsible person" as the onsite manager, which typically consists of an existing tenant that is charged with certain tasks such as being the contact for all residents should an emergency arise; having access to the utility room and building systems to permit servicing or to perform emergency shut-offs; holding the master key to address accidental lock-outs; and administering building repairs with vendors. Labor laws govern how managers and other responsible persons are to be compensated. While offsetting rent is oftentimes one manner of payment, both state and local law govern the amount and extent of rent offsets. State law limits the maximum monthly rent charged to an on-site manager.

This bill would require HCD to analyze Title 25 of the California Code of Regulations, which requires, in part, that apartments of 16 units or more have a manager, janitor, housekeeper, or other responsible person to reside on the premises and make recommendations to the Legislature by January 1, 2029, whether to maintain, modify, or repeal the regulation. The analysis must consider all of the following:

- 1) The extent to which the regulation ensures renters live in safe, accessible, and habitable housing, ensures renters can make timely rental payments; and ensures compliance with state and local laws, including those governing habitability of structures, provision and maintenance of common area lighting and security, fire safety, and similar laws;
- 2) The extent to which repeal of the regulation would impact disaster and emergency preparedness and response;
- 3) The extent to which repeal of the regulation would impact the housing stability and employment status of current resident managers; and
- 4) The anticipated fiscal impacts of repealing the regulation on state and local governments, including increased costs associated with code enforcement, habitability compliance, or tenant protections.

In developing the recommendations, HCD must consult with stakeholders, including: residents of rental housing, owners of rental housing, organizations representing the interests of renters, organizations representing the interests of owners or managers of rental housing, and local governments. If HCD determines changes should be made to the policy requiring an onsite manager these could be considered as an update to the UHC.

Arguments in Support: None on file.

Arguments in Opposition: None on file.

REGISTERED SUPPORT / OPPOSITION:

Support

None on file (as proposed to be amended)

Opposition

None on file (as proposed to be amended)

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