

Date of Hearing: May 13, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

AB 1771 (Alvarez) – As Amended April 27, 2026

Policy Committee: Housing and Community Development          Vote: 12 - 0

Urgency: No          State Mandated Local Program: No          Reimbursable: No

**SUMMARY:**

This bill requires the Department of Housing and Community Development (HCD) to analyze 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 or responsible person reside on site, and provide recommendations to the Legislature on whether to maintain, modify, or repeal the regulation by January 1, 2029.

In addition, this bill:

- 1) Requires HCD's analysis and recommendations to consider the following factors:
  - a) The extent to which the regulation ensures (i) renters live in safe, accessible, and habitable housing, (ii) renters can make timely rental payments, and (iii) 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, including residents of rental housing, owners of rental housing, organizations representing these groups, and local governments.

**FISCAL EFFECT:**

HCD estimates costs of \$1.27 million in fiscal year (FY) 2027-28 and \$273,000 in FY 2028-29, for one two-year limited-term attorney position to evaluate the code, conduct legal research and analysis, and provide recommendations. The report would also require subject related research, data collection, and analysis. HCD further estimates a one-time consultant cost of \$1 million, which is included in the first-year cost. HCD does not specify the duties of the consultant.

According to the Legislative Analyst's Office, the General Fund faces a structural deficit in the tens of billions of dollars over the next several fiscal years.

**COMMENTS:**

1) **Purpose.** 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. [This bill] takes California law out of the black-and-white era and into the 21<sup>st</sup> century, giving apartment property owners the freedom to use modern technology instead of being tied down to an antiquated mandate.

2) **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 apartment houses of 16 units have a manager, janitor, housekeeper, or other responsible person reside upon the premises. A "responsible person" as the onsite manager 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 a 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 requires HCD to analyze Title 25 of the California Code of Regulations, which requires, in part, that apartments of 16 units or more have a responsible person reside on the premises and make recommendations to the Legislature by January 1, 2029, whether to maintain, modify, or repeal the regulation.

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