

SENATE JUDICIARY COMMITTEE
Senator Thomas Umberg, Chair
2025-2026 Regular Session

SB 1160 (Durazo)
Version: March 23, 2026
Hearing Date: April 7, 2025
Fiscal: Yes
Urgency: No
AM

SUBJECT

Judicial Council: eviction data reporting

DIGEST

This bill requires individual county courts to report to the Judicial Council specified data on unlawful detainer cases filed on and after January 1, 2027, including the number of unlawful detainer cases filed each month, cases that were subject to trial or pretrial judgment, and cases that were dismissed before trial at the plaintiff's request. The bill requires the Judicial Council to post this information in an electronic spreadsheet on its website.

EXECUTIVE SUMMARY

California is facing a housing crisis that has led to an increase in homelessness and housing instability for many renters. In June 2022, the statewide moratorium on evictions for nonpayment of rent, which was enacted during the COVID-19 pandemic, expired. As a result, evictions in the state increased in the ensuing years.¹ Eviction filings have continued to rise since pre-pandemic levels. The author and sponsors of this bill argue that easily accessible data regarding evictions is essential to tracking and understanding eviction patterns and trends, and that this data will allow policy makers and advocates to construct targeted solutions to address the housing crisis in this state.

This bill is substantially similar to AB 875 (Gabriel, 2023), which passed this Committee on a vote of 11 to 0, but was ultimately vetoed by the Governor; and SB 768 (Durazo, 2025), which passed this Committee on a vote of 13 to 0 but was ultimately held in the Senate Appropriations Committee. The bill is sponsored by Strategic Actions for a Just Economy and What We All Deserve. The bill is supported by a coalition of tenants'

¹ Jeanne Kuang, *Across California, eviction cases have returned to – or surpassed – pre-pandemic levels*, CalMatters (Nov. 20, 2023), available at <https://calmatters.org/housing/homelessness/2023/11/california-evictions-post-pandemic/>.

rights and civil justice organizations. The bill is opposed by the California Association of Realtors and the California Rental Housing Alliance.

PROPOSED CHANGES TO THE LAW

Existing law establishes summary civil proceedings by which landlords may seek a court order for the eviction of tenants from their rental property, generally referred to as unlawful detainer. (Code Civ. Proc. § 1159 *et seq.*)

This bill:

- 1) Requires each court to report to the Judicial Council every month the total number of each of the following data points for unlawful detainer cases filed on and after January 1, 2027, aggregated by the ZIP Code of the premises in the lawsuit:
 - a) cases filed each month;
 - b) cases that were subject to default, stipulated, or other types of pretrial judgments already being tracked by Judicial Council;
 - c) cases that went to trial, and of those that went to trial, how many were a bench trial and how many were a jury trial; and
 - d) cases that were dismissed before trial at the plaintiff's request.
- 2) Requires the Judicial Council, every four months, to post the information gathered pursuant to 1), above, on its internet website in the format of an electronic spreadsheet.

COMMENTS

1. Stated need for the bill

The author writes:

I am proud to author Senate Bill 1160, which sheds light on California's eviction process by addressing the lack of comprehensive residential eviction data in California. The bill brings transparency by requiring the Judicial Council to collect and publish key eviction statistics, including the number of eviction proceedings initiated, the number of tenants and landlords represented by counsel, and the geographical distribution of these cases.

California's housing crisis has reached alarming levels. As of 2022, nearly one-third of renters in the state faced housing cost burdens, and by 2023 the homeless population had increased by 53% over the past decade. Eviction plays a significant role in the path to homelessness, and understanding eviction patterns is critical to developing strategies to mitigate housing instability. However, eviction data is currently not publicly available and often requires individual requests to access. This

lack of transparency hampers efforts to track eviction trends and make data-driven decisions that can alleviate homelessness.

Access to this data will help policymakers tackle the deepening housing crisis across the state. With Senate Bill 1160, the state and local jurisdictions can implement targeted solutions to prevent homelessness. We have the opportunity and the responsibility to act now by ensuring that accurate, official data is collected and made accessible to guide our own decisions.

2. Background

a. Unlawful detainer cases

In California, almost all involuntary residential evictions must take place through the judicial process. Landlords may not simply kick a tenant out on their own. (Civ. Code § 789.3.) Instead, landlords must request an order from a judge. If, after giving the tenant an opportunity to respond, the judge agrees that the landlord is entitled to reclaim the rental property, the judge will issue a writ of possession in the landlord's favor. Sheriff's deputies then execute the writ of possession. First, they post a notice giving the tenants five days' advance warning of the impending lockout. Then, on the appointed day, the sheriff deputies will physically remove the tenants from the property if they have not left already, and stand by while the locks are changed. These judicial proceedings are known as unlawful detainers and they are governed by their own special statutes, Code of Civil Procedure Sections 1159 to 1179(a).

b. Housing instability and eviction data

The author and sponsor note that housing instability is one of California's most enduring social problems as evidenced by the lack of affordable housing in the state and large population of homeless persons. The homeless population in California has reached record highs; according to a report from the Stanford Institute for Economic Policy Research, in 2024 California had the largest homeless population in the nation in at 187,000.² The report found that California has a high rate of unsheltered homelessness, with two out of three homeless persons in the state being unsheltered, which accounts for 45 percent of the nation's total unsheltered population.³ Evictions have been linked to the risk of homelessness. A 2023 report by the National Low Income Housing Coalition found that for "every one percentage point increase in the eviction

² Bethany Carter & Jialu L. Streeter, *Homelessness in California: Recent challenges and new horizons*, Stanford Institute of Economic Policy Research, (June 2025), available at <https://siepr.stanford.edu/publications/policy-brief/homelessness-california-recent-challenges-and-new-horizons>.

³ *Ibid.*

filing rate, there was an associated 0.205 person increase in the following year in the rate of sheltered homelessness per 10,000 people.”⁴

The author and supporters of the bill report that “86 [percent] of counties currently contribute aggregate data on eviction filings and outcomes to the statewide Judicial Council. These counties, however, only contain 45.9 [percent] of California’s tenancies and reflect just 42.5 [percent] of its eviction filings. Thus, data on outcomes is not available for 57.5 [percent] of eviction filings statewide.” They argue that more data is needed to allow policymakers to better understand how they can target the limited resources available towards the populations and communities where it is most needed and most likely to provide positive outcomes.

c. Expiration of COVID-19 rental protections and rise in evictions

As part of its response to the financial fallout from the COVID-19 pandemic, California enacted the COVID-19 Tenant Relief Act (Act), which proposed a set of temporary measures designed to prevent widespread loss of housing through evictions and foreclosures resulting from the economic impacts of the COVID-19 pandemic. (AB 3088 (Chiu, Ch. 37, Stats. 2020.) At its core, the Act consisted of two components: (1) legal protections against eviction for nonpayment of rent; and (2) an emergency rental assistance program (ERAP) to compensate landlords for that unpaid rent. Since October 2021, these two components have been linked: landlords may proceed to evict tenants who have failed to pay rent, but only after properly demonstrating to the court that they unsuccessfully attempted to obtain emergency rental assistance to cover the debt owed to them. The statewide moratorium barring evictions for unpaid rent expired in June 2022.

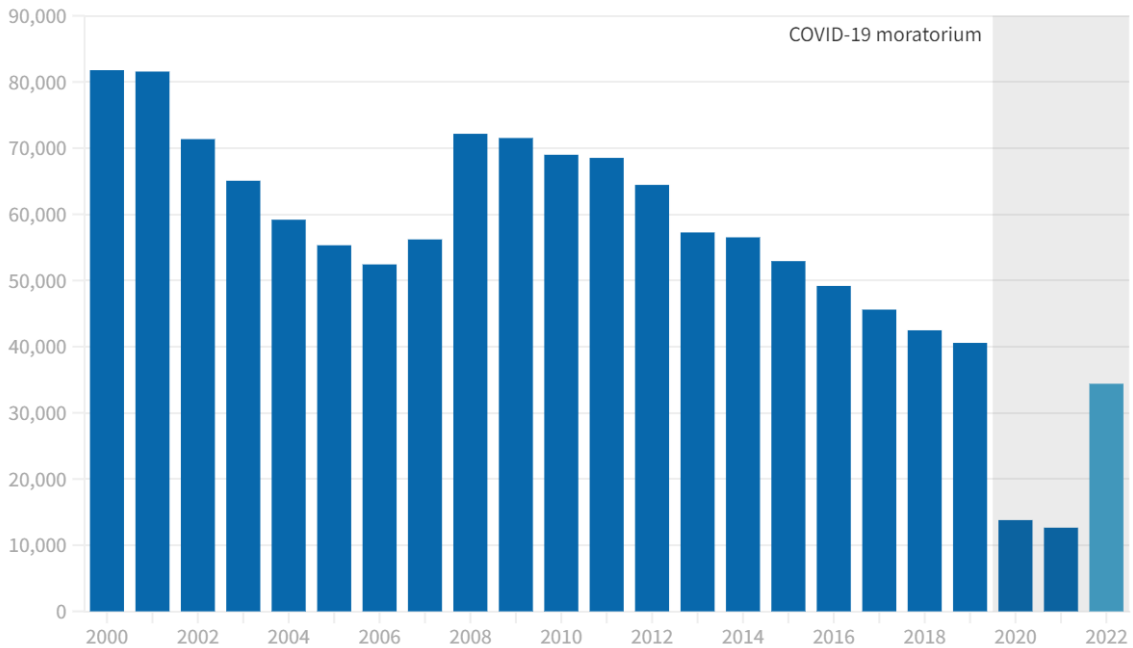
According to several reports, eviction filings skyrocketed after the expiration of the moratorium.

⁴ *Eviction Filings Associated with Increases in Homelessness*, National Low Income Housing Coalition (Apr. 10, 2023), available at <https://nlihc.org/resource/eviction-filings-associated-increases-homelessness#:~:text=For%20every%20one%20percentage%20point,sheltered%20homelessness%20per%2010%2C000%20people>.

Bay Area Eviction Filings by County 2019-2022⁵



Los Angeles County Eviction Filings 2000-2022⁶



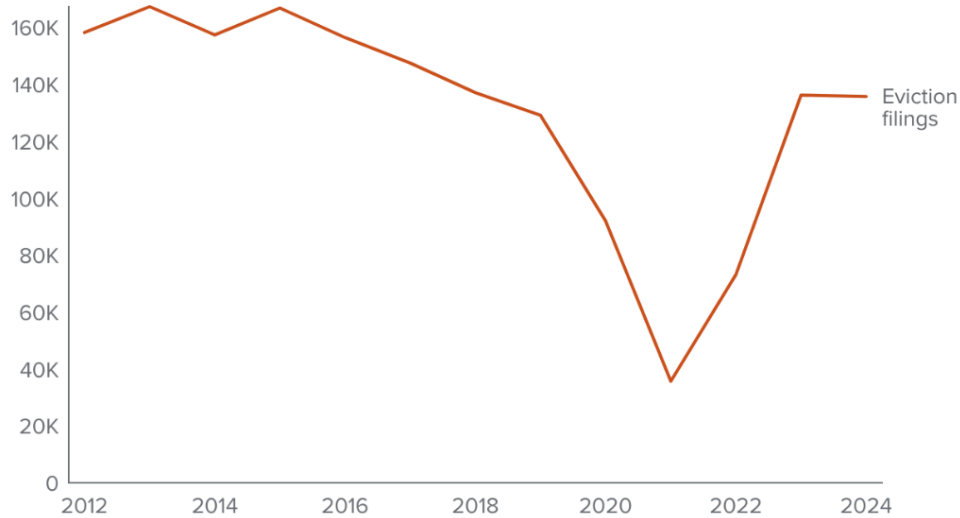
Source: Los Angeles County via public records request by Kyle Nelson, UCLA

⁵ Ethan Varian, *Evictions eclipsed pre-pandemic levels in these Bay Area counties as tenant protections expired*, (Nov. 22, 2023), available at <https://www.mercurynews.com/2023/02/12/evictions-eclipsed-pre-pandemic-levels-in-these-bay-area-counties-as-tenant-protections-expired/>.

⁶ Alejandra Reyes-Velarde, *Evictions rise, tenants scramble for help as LA County protections expire*, (Mar. 23, 2023), available at <https://calmatters.org/california-divide/2023/03/eviction-protection-la/>.

Eviction filings 2012-2024⁷

Eviction filings have rebounded since 2021, leveling out in the most recent year



SOURCE: Judicial Council of California, Court Statistics Reports.

NOTES: Eviction filings refer to civil court cases called "unlawful detainers," which are the first step of the legal process to remove a tenant from housing. Annual totals reflect fiscal years, so 2024 filings cover the period from July 2023 through June 2024.

FROM: PPIC Blog, October 2025.

3. This bill requires reporting to the Judicial Council on information regarding unlawful detainer cases

This bill seeks to obtain data regarding unlawful detainer cases around the state with the hope that it can assist in the development of targeted interventions to address the root causes of housing instability and displacement. The bill requires individual county courts to transmit to the Judicial Council the following data for unlawful detainer cases filed on and after January 1, 2027, aggregated by the ZIP Code of the premises in the lawsuit:

- cases filed each month;
- cases that were subject to default, stipulated, or other types of pretrial judgments already being tracked by Judicial Council;
- cases that went to trial, and of those that went to trial, how many were a bench trial and how many were a jury trial; and

⁷ Vanessa Rodrigues, et al, *Evictions in California Have Leveled Off, with Upticks in Some Counties*, PPIC (Oct. 1, 2025), available at <https://www.ppic.org/blog/evictions-in-california-have-leveled-off-with-upticks-in-some-counties/>.

- cases that were dismissed before trial at the plaintiff's request.

The bill requires Judicial Council to post the data above on its website in an electronic spreadsheet.

This bill is substantially similar to AB 875 (Gabriel, 2023), which passed this Committee on a vote of 11 to 0. AB 875 was vetoed by Governor Newsom stating:

I appreciate the author's long-standing commitment to increasing access and transparency in the justice system. That said, this bill could cost the state millions of dollars and must be considered as part of the annual budget process. In partnership with the Legislature, we enacted a budget that closed a shortfall of more than \$30 billion through balanced solutions that avoided deep program cuts and protected education, health care, climate, public safety, and social service programs that are relied on by millions of Californians. This year, however, the Legislature sent me bills outside of this budget process that, if all enacted, would add nearly \$19 billion of unaccounted costs in the budget, of which \$11 billion would be ongoing. With our state facing continuing economic risk and revenue uncertainty, it is important to remain disciplined when considering bills with significant fiscal implications, such as this measure.

This bill is also similar to SB 768 (Durazo, 2025), which passed this Committee on a vote of 13 to 0, but was ultimately held in the Senate Appropriations Committee. Neither bill had any opposition when they were heard in this Committee.

4. Statements in support

Strategic Actions for a Just Economy and What We All Deserve, the sponsors of the bill, write in support stating:

Since California does not publish thorough residential eviction data, trends and patterns in housing remain inaccessible to the general public. Reports from the Little Hoover Commission showed in 2022, nearly one-third of California owners were cost-burdened, and by 2023, our state's homeless population had grown by 53% compared to a decade prior. Tenants are far more likely to end up in homelessness following an eviction, and understanding eviction trends is key to local and statewide efforts to mitigate homelessness. However, ascertaining precise data regarding trends in eviction filings and geographic variation in evictions is very difficult. Furthermore, the eviction data that Judicial Council does collect is currently available by request only, not through the state's judicial branch website.

Without precise data to know the number of evictions during a period of time, where the evictions are happening and how those numbers are changing, policy makers and service providers cannot develop and implement the best solutions to these problems. To better develop, implement, and evaluate solutions to address this

eviction crisis, Californians need eviction court filing data. While reforms to eviction laws to prevent the disclosure of individual case information are critical to the protection of low-income renters and their ability to obtain housing following an eviction, there is also a need for anonymized, aggregated data regarding evictions to better inform state and local policy solutions in this arena.

By publicizing eviction data, SB 1160 seeks to increase transparency and understanding of housing instability across California. This data will enable the State and local jurisdictions to craft targeted, responsive policies and services to reduce homelessness, stabilize communities, and prevent displacement.

5. Statements in opposition

The California Association of Realtors and the California Rental Housing Alliance write in opposition with several concerns including:

- privacy concerns with reporting at the zip code level;
- concerns that the data could lead to identification of a property or litigants;
- the costly administrative on the court system;
- assertions that the data could be misleading or incomplete; and
- concerns that the bill could discourage housing providers from using the eviction process, which could lead to an unwillingness to rent to higher-risk rental applicants.

The opposition writes that:

[...] the bill still raises significant concerns regarding privacy, administrative burden, data security, and the potential misuse or misinterpretation of eviction data. [...]

Eviction filings are often influenced by a wide range of factors – including economic conditions, local, regulations, and tenant protections – and raw data, without proper context, risks being misinterpreted leading to poor policy decision making. [...]

while increased data collection may have value, SB 1160 does not adequately address data standardization, security, accuracy, or the significant implementation challenges across California’s diverse court systems. Without clear and consistent methodologies, the resulting data may not achieve the bill’s intended purpose of information for effective housing policy.

SUPPORT

Strategic Actions for a Just Economy (sponsor)
What We All Deserve (sponsor)
California Rural Legal Assistance Foundation
Coalition for Economic Survival
Communities for a Better Environment
Debt Collective
East Bay Community Law Center
East Bay Housing Organizations
Eviction Research Network at U.C. Berkeley
Ground Game LA
Health in Partnership
Homelessness Hub at U.C. San Diego
Housing California
Inner City Law Center
Keep LA Housed Coalition
LA Forward
National Coalition for a Civil Right to Counsel
Public Justice Center
Rise Economy
TechEquity Collaborative
Tenants Together
Tenants United Anaheim
1 individual

OPPOSITION

California Association of Realtors
California Rental Housing Alliance

RELATED LEGISLATION

Pending Legislation: None known.

Prior Legislation:

SB 768 (Durazo, 2025) was substantially similar to this bill. SB 768 was held in the Senate Appropriations Committee.

AB 875 (Gabriel, 2023) was substantially similar to this bill. AB 875 was vetoed by Governor Newsom. (See Comment 3 for the Governor's veto message.)
