
THIRD READING

Bill No: SB 1160
Author: Durazo (D)
Amended: 3/23/26
Vote: 21

SENATE JUDICIARY COMMITTEE: 12-0, 4/7/26
AYES: Umberg, Niello, Allen, Ashby, Caballero, Durazo, Reyes, Stern,
Valladares, Wahab, Weber Pierson, Wiener
NO VOTE RECORDED: Laird

SENATE APPROPRIATIONS COMMITTEE: 7-0, 5/14/26
AYES: Cervantes, Seyarto, Cabaldon, Dahle, Grayson, Richardson, Wahab

SUBJECT: Judicial Council: eviction data reporting

SOURCE: Strategic Actions for a Just Economy (co-sponsor)
What We All Deserve (co-sponsor)

DIGEST: This bill (1) 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; (2) requires the Judicial Council to post this information in an electronic spreadsheet on its website.

ANALYSIS:

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 of Civil (Civ.) Procedure (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

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. 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.

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. (Civil (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).

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 187,000.¹ 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% of the nation’s total unsheltered population.² 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 filing rate, there was an associated 0.205 person increase in the following year in the rate of sheltered homelessness per 10,000 people.”³

The author and supporters of this 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.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: No

SUPPORT: (Verified 5/14/26)

Strategic Actions for a Just Economy (co-sponsor)

What We All Deserve (co-sponsor)

Abundant Housing LA

Access Reproductive Justice

All Home

Alliance of Californians for Community Empowerment

¹ Bethany Carter & Jialu L. Streeter, *Homelessness in California: Recent challenges and new horizons*, Stanford Institute or Economic Policy Research, (June 2025), available at <https://siepr.stanford.edu/publications/policy-brief/homelessness-california-recent-challenges-and-new-horizons>.

² *Ibid.*

³ *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.>

Berkeley Rent Stabilization Board
California Coalition for Rural Housing
California Rural Legal Assistance Foundation
Coalition for Economic Survival
Communities for a Better Environment
Community Action Marin
County of Los Angeles
Council of Mexican Federations in North America
Debt Collective
Disability Rights California
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
Housing Now!
Housing Rights Center
Inner City Law Center
Inquilinos Unidos (united Tenants)
Keep LA Housed Coalition
LA Forward
Legal Aid Foundation of Los Angeles
Legal Aid of Sonoma County
Legal Services of Northern California
Long Beach Residents Empowered
Michelson Center for Public Policy
Monterey County Renters United
National Coalition for a Civil Right to Counsel
People Organized for Westside Renewal
Public Advocates
Public Counsel
Public Justice Center
Resilience Orange County
Rise Economy
Starting Over Strong
TechEquity Collaborative
Tenants Together
Tenants United Anaheim

Tenants United Santa Ana
Thai Community Development Center
The Public Interest Law Project
Urban Habitat
Western Center on Law & Poverty
1 individual

OPPOSITION: (Verified 5/14/26)

Apartment Association of Greater Los Angeles
Apartment Association of Orange County
Berkeley Property Owner's Association
California Association of Realtors
California Rental Housing Alliance
East Bay Rental Housing Association
Nor Cal Rental Property Association
North Valley Rental Property Association
Santa Barbara Rental Property Association
Small Property Owners of San Francisco Institute
Southern California Rental Housing Association

ARGUMENTS IN SUPPORT: 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.

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.

ARGUMENTS IN OPPOSITION: The California Association of Realtors and the California Rental Housing Alliance write in opposition stating:

[...] 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.

Prepared by: Amanda Mattson / JUD. / (916) 651-4113
5/14/26 16:50:30

**** END ****