



January, 2021

**NOTICE REGARDING AB 2782, A NEW STATE LAW AFFECTING
LONG-TERM SPACE LEASES**

Background.

Under state law, historically only owner-occupied leases for a term of twelve (12) months or fewer (“short-term leases”) were subject to and obtained the benefits of rent stabilization; leases for more than twelve (12) months which were for the personal and actual residence of the homeowner (“long-term leases”) did not.

What this new law means...

Assembly Bill 2782 (2020) amended state law to no longer exempt long-term leases signed after February 13, 2020 from the City’s Rent Stabilization Ordinance. After January 1, 2025, Assembly Bill 2782 ends the long-term lease exemption for all long-term leases, including leases signed prior to February 13, 2020. This means that if you signed a long-term space lease, your lease will become subject to the City’s Rent Stabilization Ordinance by January 1, 2025 or earlier, depending on when you originally entered into the long-term lease.

Examples:

(1) If you signed a long-term lease after February 13, 2020, beginning on January 1, 2021 the space lease rent increases will be limited to the maximum amount allowed for the space under the City of Carpinteria Rent Stabilization Ordinance.

(2) If you signed a long-term lease before February 13, 2020, the terms of the lease will continue to govern the space lease rent increases until January 1, 2025 after which the lease will be subject to the City Rent Stabilization Ordinance.

More Information

Additional information about the City's mobilehome park regulations also may be obtained by contacting the City Manager's Office at (805) 684-5405, or through the City's website by using the "Local Info" drop down menu on the Home Page.