



Housing Authority of the County of San Mateo's



Key California Rental Law Changes for 2026

Here are a couple of key 2026 rental law changes California landlords should know. For full details and property specific guidance, consult official California housing law resources or a qualified landlord-tenant attorney.

Mandatory Appliances (AB 628)

- Requires landlords to provide and maintain working stoves and refrigerators.
- Requires landlords to replace or repair recalled stoves or refrigerators within 30 days of receiving notice.
- Tenants can opt out and provide their own refrigerator and stove with the option of requesting these appliances from their landlord at a later date.

Security Deposit Reforms (AB 414)

- Requires landlords to return security deposits to their renters, electronically if requested.
- Allows both parties to mutually agree on non-standard deposit return methods, such as applying deposit to the last month's rent.

Landlord Drop-In Clinics

Have questions about inspections or leasing or program requirements? Want to meet one-on-one with a Housing Inspector? We invite you to stop by our Landlord Drop-In Clinic.

- Wednesdays from 11:00 a.m. to 4:00 p.m.
- Dates: **April 22, May 20, June 24**
- Location: 264 Harbor Blvd. Bldg. A, Belmont, 94002

Appointments can also be made upon request. Email requests to Leasingteam@smchousing.org.

NSPIRE Update (Upcoming Inspection Standards Changes)

The current **Housing Quality Standards (HQS)** will be replaced with **National Standards for the Physical Inspection of Real Estate (NSPIRE)**.

- The new standards place a stronger emphasis on health and safety, while providing clearer, streamlined guidelines for compliance.
- These changes are expected to go into effect no later than February 2027.
- We will continue to share updates, guidance and helpful resources on our website and through future landlord communications and newsletters to ensure you are well prepared.

24-Hour Repairs - Life Threatening Conditions

To help ensure the safety and well-being of your tenant, certain HQS deficiencies are considered as life-threatening and must be corrected within 24 hours of inspector notification. The responsible party will be notified of the condition by email or phone, with confirmation provided in a follow-up repair letter.



24-Hour Repair - Life Threatening Conditions

Life Threatening Conditions include:

- Gas leaks
- Severe structural damage: collapsed walls, floors, ceiling
- Severe plumbing leaks or flooding
- An electrical problem or condition that could result in severe shock or fire
- Utilities not in service, including no running hot water
- Absence of a working heating system
- Absence of a functioning flushing toilet
- No functioning smoke and CO detector in the unit

Timely correction of life-threatening items is required under program regulations. If repairs are not completed within the required timeframe, the housing assistance payment (HAP) may be subject to abatement until the issue is resolved.

If a tenant reports a life threatening condition directly to you, please address the issue immediately. In addition, notify the Housing Authority by email at leasingteam@smchousing.org if the tenant is displaced or unable to remain in the unit for any reason.

Reminders

Rent Cap AB 1482 Disclosure

Landlords are responsible for notifying tenants if a rental unit is exempt from AB 1482. If a unit is exempt but the required notice is not provided to the Housing Authority, the property may still be subject to AB 1482 rent caps. For more information on AB 1482, please visit the Department of Housing website.

List Your Units on AffordableHousing.com (formally known as GoSection8)

AffordableHousing.com allows landlords to list available rentals at no cost. It is also one of the first places *voucher holders* look when searching for housing, making it a helpful way to connect with prospective tenants.

Important Contacts

Leasing Team Support: If you have questions about inspections, HAP contract, Request for Tenancy Approval (RTA) forms, rent increases or landlord/owner changes, please email leasingteam@smchousing.org.

Important Notice Requirement: If you issue a tenant a *lease violation* notice, or a *notice to vacate*, please email a copy to the Housing Authority at csteam@smchousing.org. Providing a copy helps us stay informed and better support both landlord and program participants.

Holiday & Office Closures

The Housing Authority is regularly closed on Fridays and will be closed Monday, May 25 for the Memorial Day holiday.