

The Costa-Hawkins Repeal Initiative Will Hurt All California Property Owners

A California Ballot Initiative coming this November, if passed, will repeal the Costa-Hawkins Rental Housing Act and harm the interests of every California property owner. Here's a quick summary of what's at stake:

- ***If passed***, all types of housing may be subject to rent control, regardless of the year built.
- ***If passed***, all protections against onerous rent control laws will be eliminated statewide. Property owners will be at the mercy of local government and special interest groups.
- ***If passed***, vacancy decontrol will be eliminated, meaning that your local lawmakers and non-elected rent control boards can limit the amount of rent you can charge to new tenants after your old tenants move out.
- ***If passed***, rent control can apply to condominiums and single-family homes, and not just to apartments anymore.
- ***If passed***, many more communities throughout California will be emboldened by rent control activists and special interest groups to pass laws that will severely restrict your property rights and the rent you can charge.
- ***If passed***, the only way to repeal or amend the initiative will be through another voter initiative. That will take years at best. Your State Legislature is powerless when it comes to amending and appealing these new burdens that will be placed on property owners.
- ***If passed***, hundreds of millions of your tax dollars are at stake. Any court actions to challenge its constitutionality will be paid by taxpayers. That's you!
- ***If passed***, property values will decline as owners of rental property will incur significant losses in revenue and will no longer be able to maintain their properties resulting in neighborhood blight. Lower property values steal badly needed property tax dollars that fund our schools and first responders.
- ***If passed***, no new affordable housing units will be created, new housing construction will decline, and construction jobs and trades servicing the apartment industry will be negatively impacted.

Please join the fight today! Vote NO on so-called Affordable Housing Act this November.