

# The Backus Bulletin

*"Your Management, Your Way"*

February 2025

## Update on Landlord-Tenant Laws

There are a number of changes to the laws, starting January 1, 2025. Some apply to all rentals, some just to two units and over, some just to those rentals in the City of Salinas (within the city limits). There are rental registration programs in place for the City of Salinas (within the city limits) and City of Monterey.

### **We will start with all rentals:**

1. Tenants can no longer be charged when we have to post a notice on their unit for non payment or violation of rental agreement. Previously, they have been charged \$75 for such posting. For the time being, the company will absorb that cost.
2. In a reported case of domestic violence, the landlord is required to change locks if requested, at owners expense. The victim must be allowed to move out of the unit without penalty. There are some unresolved questions regarding continuing to hold the "guilty" tenant responsible for the rent, even though they do not have access to the unit. A lot of these issues will be resolved in the next few years through court cases or law amendments.
3. If an owner owns three or more units in the state of California, the maximum security deposit they can charge is one months rent.

### **All City of Salinas properties:**

1. If you want to remove a tenant from a property, they have to be given a reason for the termination and three months rent as relocation expenses. This is not required if they are being evicted "for cause."
2. All units must be registered with the city annually. The cost is \$45.00 per single family home and \$170.00 per unit for any property with two or more. **In addition**, properties of four or more units pay a city business license fee. If you pay the business license fee directly, please provide us with a copy of the business license. If you have not previously had a business license, and would like us to handle it, just let your Property Manager know.



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**Office Hours:** Mon-Fri 9am-4:30pm

**Announcements & Services**

**THINKING OF BUYING OR SELLING?**

If you are thinking of buying or selling, we can assist you. We specialize in residential and multi-residential units and are experienced in conventional sales, purchases as well as short sales. Just call and ask for Bill and he will help you with your Real Estate needs. There is no obligation.

Check out your property value today!

**ON-LINE STATEMENTS**

Contact your property manager Michele Backus [mbackus@backuspm.com](mailto:mbackus@backuspm.com) or Cindy Vargas [cvgargas@backuspm.com](mailto:cvgargas@backuspm.com) if you would like to receive online statements.

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**City of Salinas Properties of two or more units:**

Rent increases in the City of Salinas are limited to once per years and a maximum amount of 2.75% or 75% of the annual CPI, whichever is lower. Last month, the maximum rent increase was 1.8%. The tenants have the right to petition if they feel the increase is unfair, though the City of Salinas website. The increase law is retroactive to January, 2024. This does not mean we would have to reimburse rent, but if challenged, would need to recalculate the 2024 increase to properly ascertain 2025 increase and adjust accordingly.

**City of Monterey properties:** to be registered with the city each year in June. Last year the registration fee was \$50 per unit but cost has not been set for this year.

There are other changes that have to do with screening procedures, security deposit refunds and Anti-Harassment issues, but nothing that affects to normal operations on your rental. All of our rental agreements and other forms are being brought up to date with the new laws. Please call or email us if you have any questions or concerns. We do have hope that some of the Salinas laws will be mitigated by the new city council later this year.