

# *The* Backus Bulletin

*"Your Management, Your Way"*

August 2024

## **Vote No on Proposition 33**

Proposition 33 is another attempt to overturn the Costa– Hawkins bill. Ballot measures in 2018 and 2020 failed, but this one looks like it has more legs.

As some as you may remember, Costa - Hawkins, passed in 1995, limited a local municipality from imposing rent controls on single family homes and properties built after 1995. The reasoning was that limiting rents discouraged new construction and could discourage property maintenance. Cities that have rent control have shown both of these things to be true.

In 2019, a law was passed that limited annual rent increases on multi-family units to 5% plus inflation. That actually has worked fairly well but does not apply to single family homes.

Proposition 33 would allow municipalities to impose any rent control on any rental properties. Besides being a bad idea, this could cause chaos as every city could have different rules and those rules could change with every change of city council or governing body.

### **Backus Properties**

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## Announcements & Services



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

### ON-LINE STATEMENTS

Contact your property manager Michele Backus  
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online statements.



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