

Sacramento Delta

Property Management, Inc.

Someone to count on.

Owner-Client News

Special Points of Interest:

- 2026-2027 Rent Increases
- General Repairs vs. Habitability
- VOA Donation Update
- Legal Q & A

Dates to Remember:

Independence Day—Sac Delta will be **closed** in observation of Independence Day on Friday, July 3rd.



July Anniversaries:

Sacramento Delta would like to thank you for your hard work and dedication:

Jeromy Dickerson
6 Years

Understanding AB 1482 Rent Increase Limits

Each year, landlords with properties covered by California's Tenant Protection Act (AB 1482) look for the updated Consumer Price Index (CPI) figure used to calculate the maximum allowable rent increase. Because April CPI data is often not released until late May or June, the law was amended to account for this delay.

Under AB 1482, rent increases are limited to 5% plus the applicable CPI, or 10% total, whichever is lower, within any 12-month period.

For rent increases taking effect between August 1, 2025, and July 31, 2026, landlords must use the April 2025 CPI. Rent increases effective on or after August 1, 2026, will use the April 2026 CPI, which is typically published in May or June 2026.

If you have a rent increase happening this month, we thought you'd like to know that as of June, the new rate had not been decided or published yet.

General Maintenance vs. a Habitability Repair

For a single-family rental home in Sacramento, habitability issues are generally determined by California Civil Code §1941.1 and Health & Safety Code §17920.3, which Sacramento's code enforcement programs also rely upon

when evaluating rental housing conditions.

Some common habitability items might be

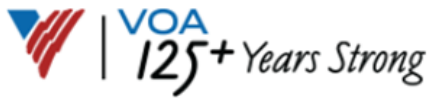
- No hot water
- Sewage backups
- No access to a working toilet
- No heat
- Dangerous electrical wires or exposed wires
- Broken windows that cannot be secured
- Any exterior door that cannot be closed properly & secured
- Unsafe stairs & stair railings
- Gas leaks

A useful rule of thumb is: Would a reasonable person consider the condition a threat to health, safety, sanitation, or the basic livability of the home? If the answer is yes, it may be a habitability issue.

We prioritize habitability items because they affect the health and safety of our residents and can quickly escalate into larger problems if left unaddressed. A fast response protects our residents, preserves the property, and helps ensure compliance with California housing standards. Simply put, habitability concerns are not just maintenance issues, they are quality-of-life and risk-management issues that require immediate attention.



(over)



Volunteers of America Donation Update

Sacramento Delta Property Management has committed to donating \$50.00 for every new client appointment kept with us this year to the Volunteers of America. So far, we have raised \$3,400.00 as of the end of May 2026.

Founded locally in 1911, the Northern California & Northern Nevada affiliate of Volunteers of America (VOA NCNN) is one of the region's largest providers of social services. Through more than 40 programs, the organization delivers housing, employment assistance, substance use recovery services, and other critical support to families, individuals, veterans, seniors, and youth.

Every night, VOA NCNN provides shelter or housing to more than 3,500 men, women, and children throughout Northern California and Northern Nevada. On a national level, Volunteers of America serves more than 2.5 million people each year across over 400 communities, helping individuals and families build stronger, more stable futures.

We originally launched this partnership with VOA through our Realtor community, making donations on behalf of the many investor clients they refer to us each year. However, the program isn't limited to real estate professionals; anyone who refers business to us will have a donation made in their name as a way of saying thank you while supporting a great cause.

It's Vacation Season!

Here are a few ways we can help you relax:

Contact Information Update: Make sure you've provided your property manager with your latest email and mobile phone numbers. This ensures they can reach you if needed during your vacation.

Emergency Contact: It's wise to designate an emergency contact who can approve any necessary repairs or decisions in your absence. This ensures quick action can be taken if something urgent arises.

Property Manager Availability: Knowing that Sacramento Delta Property Management is well-staffed and that their assistants can handle updates and inquiries while your manager is away is reassuring.

Access to Information: Direct email addresses and phone numbers for each property manager and their assistants are available on the website, which makes it easy for you to reach out if necessary.

Now, all you have to do is enjoy your time away knowing that your property is in good hands!



Legal Q & A with Kimball, Tirey, & St. John

Question:

New tenants moved in last month. The wife now wants me to take her name off the lease because she is moving out and getting a divorce. They agreed to a one-year lease. What can I do?

Answer:

You are not legally required to release the wife from liability under the lease. If you do, and the husband is unable to pay or declares bankruptcy, you would not be able to pursue your losses from the wife. After the initial term lease is over, the wife is no longer liable. Some landlords choose to condition removal of one of the leaseholders on the remaining leaseholders proving they meet your income criteria on their own, but this is not required.



Have family, friends or a co-worker looking for property management services? Call us at (916) 486-7733

Or just send an e-mail to: shighland@sacdelta.net

When we rent their property, we will credit \$200.00 to your account!

"It's wise to designate an emergency contact who can approve any necessary repairs or decisions in your absence."

Don't forget to like us and follow us on these social media sites for valuable property management articles and information @sacdeltapm!

Need access to your account? https://sacdelta.appfolio.com/portal/users/log_in

