

RED ALERT: STOP the Attempt to Reduce State Rent Caps – Oppose A.B. 1157

On Tuesday, January 13, 2026, Assemblymember Ash Kalra is scheduled to present his Assembly Bill 1157 to the Assembly's Judiciary Committee caving to pressure from radical tenant groups and staunch supporters of strict rent control policies.

Assembly Bill 1157 will drastically alter the Tenant Protection Act (AB 1482) by:

- Limiting annual rent increases to just 2% plus the change in the Consumer Price Index (CPI) or 5%, whichever is less. Currently, the statewide rent cap is 5% plus CPI or 10%, whichever is less. **A.B. 1157 would reduce the annual rent “caps” by 50% or more!**
- Single-family homes, condominiums and ADUs that are being rented would no longer be exempt from statewide rent caps. As a result, **A.B 1157 will “chip-away” at the exemptions we currently have under the Costa-Hawkins Rental Housing Act** which exempts single-family homes, condominiums and ADUs from any form of rent control. This attack on our livelihoods and property rights is very similar to 2024's Proposition 33 ballot initiative. A.B. 1157 is just another example of the “death by a thousand cuts” we housing providers have endured.

Again, this bill is currently scheduled to be heard by the Assembly Judiciary Committee on Tuesday, January 13, 2026. We need your help to defeat this extremely harmful bill. PLEASE, help us by contacting each of the members of the Assembly's Judiciary Committee and also please contact your lawmakers for the district or districts where you own property. Urge lawmakers to **VOTE NOT ON A.B. 1157.**

Do Your Part and Contact the Members of the Judiciary Committee and Your Lawmakers Today!

Contact Assembly Member Ash Kalra Capitol Office, 1021 O Street, Suite 4610 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0025; Tel: (916) 319-2025	Contact Assembly Member Rick Chavez Zbur Capitol Office, 1021 O Street, Suite 4250 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0051; Tel: (916) 319-2051
Contact Assembly Member Diane B. Dixon Capitol Office, 1021 O Street, Suite 5330 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0072; Tel: (916) 319-2072	Contact Assembly Member Catherine Stefani Capitol Office, 1021 O Street, Suite 5220 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0019; Tel: (916) 319-2019
Contact Assembly Member Rebecca Bauer-Kahan Capitol Office, 1021 O Street, Suite 5210 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0016; Tel: (916) 319-2016	Contact Assembly Member Kate Sanchez Capitol Office, 1021 O Street, Suite 4340 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0071; Tel: (916) 319-2071
Contact Assembly Member Isaac G. Bryan Capitol Office, 1021 O Street, Suite 5630 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0055; Tel: (916) 319-2055	Contact Assembly Member Diane Papan Capitol Office, 1021 O Street, Suite 4220 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0021; Tel: (916) 319-2021
Contact Assembly Member Damon Connolly Capitol Office, 1021 O Street, Suite 5240 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0012; Tel: (916) 319-2012	Contact Assembly Member Blanca Pacheco Capitol Office, 1021 O Street, Suite 4510 Sacramento, CA 95814 P.O. Box 942849, Sacramento, CA 94249-0064; Tel: (916) 319-2064

Contact Assembly Member John Harabedian
Capitol Office, 1021 O Street, Suite 4350
Sacramento, CA 95814
P.O. Box 942849, Sacramento, CA 94249-0041; Tel:
(916) 319-2041

Contact Assembly Member Alexandra M. Macedo
Capitol Office, 1021 O Street, Suite 5530
Sacramento, CA 95814
P.O. Box 942849, Sacramento, CA 94249-0033; Tel:
(916) 319-2033

To Look-Up and Contact Your Local District's Legislator to Send Email: <https://findyourrep.legislature.ca.gov/>

What You Could Say...

Tell our legislators to VOTE NO on A.B. 1157 (Kalra)! Let them know:

- After several years of COVID-era regulations, including moratoriums on evictions and rent increases, many of us have been hurt by not being able to collect thousands of dollars of past due rent, and we are still recovering. For several years, we were unable to keep up with extreme inflationary pressures due to moratoriums on rent increases while costs for all kinds of goods and services skyrocketed. Today, interest rates and insurance costs have doubled, tripled or more!
- Lowering rent caps in the face of rapidly rising costs will result in further harm as costs of providing housing continue to increase faster than inflation. A case in point is the California insurance crisis that has doubled or tripled the cost of insurance (or more) and caused so many to lose or go with less coverage. Further, the costs of government mandates such as balcony inspections, seismic retrofitting, waste diversion rates, etc. has increased costs providing rental housing across the board.
- California is experiencing severe housing shortages and by reducing rent caps, housing development will be discouraged. Lowering rent caps now is the wrong approach to encouraging housing development. Owners of single-family homes will no longer have an incentive to rent their properties, and multifamily developers will lose financial incentives to construct new housing in the face of lower rent.
- Current statewide rent caps were established after a long-negotiated compromise between housing providers, tenant groups and other stakeholders per Assembly Bill 1482 (2019), also known as the Tenant Protection Act of 2019. A.B. 1157's passage would be a breach of that promised compromise.