

**Resolution No. 23 – 004**

**A resolution of the Rent Control Board of the City of Santa Monica opposing unless amended AB 1317, legislation pending in the California Legislature, and authorizing the Administrator to submit this resolution in opposition unless amended on the Board's behalf.**

The Rent Control Board of the City of Santa Monica ("The Board") resolves as follows:

WHEREAS, the Board is a government agency; and

WHEREAS, as a local government agency, the Board is empowered to exercise its right to free speech, which includes the right to take positions on state legislation affecting its regulatory subject matter and its regulatory function; and

WHEREAS, the Board's regulatory subject matter and regulatory function, as stated in Santa Monica City Charter ("SMCC") Article XVIII—commonly known as the Rent Control Law—include providing "relief to persons facing particular hardship," which persons may include, "especially the poor, minorities, students, young families, and senior citizens," by helping them to remain in their rent-controlled units, and also to limit displacement of tenants from rent-controlled units regardless of economic status; and

WHEREAS, AB 1317 would prohibit including off-street parking in any residential rental agreement. Owners would be required to charge tenants separately for parking. The bill would apply to all residential leases commenced or renewed after January 1, 2024.

WHEREAS, the SMCC includes amenities such as parking as part of the rent, which is subject to the SMCC's limitations on annual rent increases. Requiring a separate agreement for such an amenity could open the door to unlawful increases that are in excess of the Maximum Allowable Rent.

NOW THEREFORE BE IT RESOLVED that the Rent Control Board of the City of Santa Monica opposes the enactment of Assembly Bill 1317 (Carrillo), an act mandating that off-street parking be excluded from residential rental leases, unless amended to exempt rent-controlled jurisdictions such as Santa Monica.

PASSED, APPROVED, AND ADOPTED this 13th day of April 2023.

  
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Anastasia Foster, Chair