

Katherine Douglas *Public Comment - SBAOR*

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From: Krista Pleiser <kpleiser@sbaor.com>
Sent: Monday, May 5, 2025 3:22 PM
To: Bob Nelson; Joan Hartmann; Steve Lavagnino; Roy Lee; Laura Capps
Cc: sbcob
Subject: SBAOR Comments re: Isla Vista Inspection Pilot Program
Attachments: County BOS IV Rental inspection Pilot Program.pdf

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Greetings,

Attached are comments from the Santa Barbara Association of REALTORS® regarding the proposed Isla Vista Inspection Pilot Program. Should you have any questions, please do not hesitate to contact me.

Krista Pleiser, MPP, RCE

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May 6, 2025

Supervisor Laura Capps, Chair
Supervisor Bob Nelson, Vice-Chair
Supervisor Roy Lee
Supervisor Joan Hartmann
Supervisor Steve Lavagnino
105 East Anapamu Street
Santa Barbara, CA 93101

RE: Isla Vista Rental Housing Inspection Pilot Program

Dear Chair Capps and Supervisors,

The Santa Barbara Association of REALTORS® (SBAOR) represents roughly 1,300 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, landlords, tenants, and commercial owners. We thank you for this opportunity to comment on the Isla Vista Rental Housing Inspection Pilot Program.

SBAOR understands the intent behind the Isla Vista Rental Housing Inspection Pilot Program, but we have some questions/concerns that we would like addressed before we can fully support the Pilot Program:

1. Registration – Will registration only obtain the owner/operator’s contact information, or will other information about the owner/operator or tenants be requested?
2. Notification of Inspections – We would like to suggest that the owner/operator/authorized agent/legal representative (whichever is stated on the registration) not only receive a notice via certified mail or personal service, but also an email, should it be included in the registration contact information.
3. Notification of Inspections – The ordinance amendment states, *“In the event that the Owner or an authorized agent is not present at the time of the scheduled inspection, the inspection may proceed upon authorization of the tenant granting lawful entry.”* Will there be proof required to ensure the lawful tenant is allowing entry?
4. Authority to Enter and Inspect – The ordinance amendment states, *“The Director, or designee, subject to the consent given by an occupant who reasonably appears to be at least 16 years of age, has authority to enter and inspect any dwelling or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of this Section and any regulation adopted pursuant to Section 10-18.6 of this Section.”* Why was the age of 16 chosen as a consenting occupant when age 16 is considered a minor, especially in terms of rental agreements. Also, why was the term occupant chosen, when it should be the tenant. When it comes to leases, minors (under 18 years old) live with their parents or guardians and are considered occupants, but not tenants.
5. Evictions – Retaliatory – We want to ensure that should a termination of tenancy be required due to a substantial remodel or demolition based upon an inspection, it is not considered retaliatory.
6. Pilot Inspection Program Fees – We appreciate that the first year of this pilot program is being fully paid for by the settlement with UCSB. However, we would like to bring forward an idea that should this program continue after the first year, the registration fee is split between the owner/operator and tenant(s). the owner/operator should be allowed to pass through 50% of the fee to the tenant(s) since this program is being touted as helping both the housing provider and tenant(s).

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In closing, we understand the problems of Isla Vista housing, especially given the large student population. As we all know, Isla Vista is a completely different type of rental housing area than the rest of the County. As such, we want to ensure that a rental registry or expansion of "rent control" does not exceed the boundaries of Isla Vista and that you follow what was stated in the January 14, 2025 Board of Supervisors Staff Report on the pilot program; *"The pilot program would only be effective in the unincorporated community of Isla Vista, a 'special problems' area, there is no intention to expand this program beyond Isla Vista."*

Should you have any questions regarding our comments, please contact Krista Pleiser, Government Affairs Director, at kpleiser@sbaor.com or (805) 884-8609. Thank you.

Sincerely,



Summer Knight
2025 President

