

1 [Supporting California State Assembly Bill No. 12 (Haney) - Security Deposits]

2
3 **Resolution supporting California State Assembly Bill No. 12, Security Deposits,**
4 **authored by Assembly Member Matt Haney, to limit the maximum amount of rental**
5 **security deposits at one month's rent.**
6

7 WHEREAS, Rental costs in California continue to rise and the average rent in San
8 Francisco ranges from \$3550 for a one-bedroom apartment to \$5000 for a two-bedroom
9 apartment; and

10 WHEREAS, The current California Law allows landlords to charge two times the rent
11 and in some cases three times the monthly rent for a security deposit; and

12 WHEREAS, That means in San Francisco, renters may need to pay as much as
13 \$12,000 or \$15,000 for their security deposit in order to move in; and

14 WHEREAS, This high amount for security deposits creates a huge barrier for renters
15 by causing some renters to borrow from predatory lenders or go in debt in order to access
16 housing; and

17 WHEREAS, When renters cannot afford a security deposit, they may be forced to stay
18 in crowded, insufficient, or even unsafe living situations and some may remain unhoused as a
19 result; and

20 WHEREAS, While inflation has increased the cost of repairs for wear and tear on
21 apartments, it remains far below the increase in the costs of security deposits due to
22 skyrocketing rents; and

23 WHEREAS, For example, the rent in the City of Los Angeles has increased by over
24 65% in the last decade, however, the cost of repairs has risen by far less; and
25

1 WHEREAS, Assembly Bill No. 12 (AB 12), introduced by Assembly Member Matt
2 Haney, will limit the maximum amount for rental security deposits at one month's rent; and

3 WHEREAS, AB 12 will have no effect on potential-liability as landlords will still be able
4 to seek damages from tenants who are responsible for harm to the property that exceeds the
5 amount of the security deposit; and

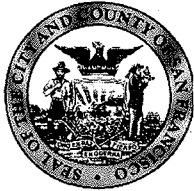
6 WHEREAS, California passed a law with bipartisan support to set the maximum
7 amount for security deposits for military service members at one month's rent; and

8 WHEREAS, If AB 12 passes, California will be the twelfth state in the country, joining
9 states such as New York, Kansas, Hawaii, and Alabama, to limit security deposits to only one
10 month's rent; and

11 WHEREAS, the City and County of San Francisco recognizes the housing affordability
12 challenges that have been rising over the last decade and the barriers to accessing housing;
13 now, therefore, be it

14 RESOLVED, That the San Francisco Board of Supervisors hereby supports California
15 Assembly Bill No. 12 and urges the California State Legislature to pass this bill in order to
16 remove barriers to housing for all California renters; and, be it

17 FURTHER RESOLVED, That the Board of Supervisors hereby directs the Clerk of the
18 Board to transmit a copy of this Resolution to the California Senate President pro Tempore
19 Toni Atkins, California Assembly Speaker Anthony Rendon, Governor Gavin Newsom, and
20 the Bill's primary sponsor, Assembly Member Matt Haney.



City and County of San Francisco

Tails Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 221287

Date Passed: January 10, 2023

Resolution supporting California State Assembly Bill No. 12, Security Deposits, authored by Assembly Member Matt Haney, to limit the maximum amount of rental security deposits at one month's rent.

January 10, 2023 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 221287/

I hereby certify that the foregoing Resolution was ADOPTED on 1/10/2023 by the Board of Supervisors of the City and County of San Francisco.

Handwritten signature of Angela Calvillo
Angela Calvillo
Clerk of the Board

Unsigned

London N. Breed
Mayor

01/20/2023

Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

Handwritten signature of Angela Calvillo
Angela Calvillo
Clerk of the Board

01/20/2023

Date