

## CAA shifts focus of rent control fight, suspends legal challenges to ballot measures

May 5, 2017

The California Apartment Association has suspended its legal efforts to overturn a pair of rent control measures approved by voters last year in Mountain View and Richmond.

In recent months, judges in both Santa Clara and Contra Costa counties ruled against CAA’s motions for preliminary injunctions that would have halted enforcement of Measures V and L, respectively.

After analyzing these decisions and the judicial climate moving forward, CAA decided to re-evaluate its legal strategy to ensure the most effective challenge to these measures.

At the same time, CAA is engaged in numerous campaigns to stave off rent control and related policies in communities throughout Northern and Southern California, as well as legislative efforts in Sacramento to impose extreme forms of rent control.

“We firmly believe that Measures V and L are unconstitutional, so withdrawing these legal challenges was anything but easy,” said Tom Bannon, chief executive officer at CAA. “We are taking this opportunity to explore new challenges to the measures while continuing our aggressive campaigns against rent control.”

“We owe it to our members, and the rental housing industry as a whole, to direct our resources toward efforts that protect the industry against harmful regulations,” Bannon continued. “We must educate Californians, both the public and elected officials, about the failures of rent control and the need to find real solutions to California’s housing crisis.”

Although CAA is suspending its legal challenges, the association’s work on Measures V and L is far from over. As Richmond and Mountain View roll out their rent control programs, CAA will monitor each step the cities take, guarding against onerous regulations related to the programs while preserving opportunities to raise legal challenges in the future.

At this stage, however, it is vital that rental property owners with properties in Richmond or Mountain View abide by the rental control laws now in effect.

General compliance information:

[Complying with Mountain View’s Rent Control Law](#)

[Complying with Richmond’s Rent Control Law](#)

Related content:

- [Lawsuits’ end could spur other cities to try rent control](http://www.sfchronicle.com/business/networth/article/Lawsuits-end-could-spur-other-cities-to-try-11130614.php) (San Francisco Chronicle, May 9)
- [CAA drops lawsuit against rent control](https://www.mv-voice.com/news/print/2017/05/07/caa-drops-lawsuit-against-rent-control) (Mountain View Voice, May 7)

### COMPLIANCE INFO

It is vital that rental property owners and managers in Mountain View and Richmond understand the rent control measures now in place. See links below for general compliance information:

- [Complying with Mountain View’s Rent Control](#)

[Law](http://caanet.org/kb/complying-mountain-vi)

- [Complying with Richmond’s Rent Control](#)

[Law](http://caanet.org/kb/richmonds-rent-contro)

- [Mountain View rent control takes effect after judge denies preliminary injunction](#) [<http://caanet.org/mountain-view-rent-control-takes-effect-judge-denies-preliminary-injunction/>] (CAA, April 5)

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