

# Get the Facts About Proposition 33

**Eliminates Homeowners' Rights and Protections, Expands Extreme Rent Control, and Makes Affordable Housing Crisis Worse**

## What is Proposition 33

- X Prop 33 would repeal the Costa-Hawkins Rental Housing Act, allowing cities and counties to impose extreme rent control measures, **without requiring a vote of the residents.**
- X Prop 33 gives politicians and unelected boards **new and complete control over prices and rent regulations on single-family homes.**
- X Prop 33 would expand local jurisdictions' rent control to virtually any property regardless of when it is built reducing new construction and the supply of rental units, **raising rents and worsening the state's affordable housing crisis.**

## PROPOSITION 33 WILL HARM CALIFORNIA

### Eliminates Basic Homeowner Rights and Protections:

- X Terminates the current prohibition on rent control on single-family homes, stripping homeowners of their rights.
- X Gives local politicians and unelected rent boards massive new power to establish rent control on single-family homes, including complete control over rental prices and regulations.
- X Limits a homeowner's control of their own property reducing property rights and home values.

### Rent Control Expansion:

- X Allows politicians and unelected government boards to have free rein in **imposing and expanding extreme forms of rent control.** These boards could impose fees and requirements on homeowners without a public vote, thereby **raising housing costs.**
- X Prohibits homeowners from charging market-rate rent indefinitely. Current law states that a rent control law cannot prevent a homeowner from charging market-rate rent when a tenant leaves a property (also known as vacancy decontrol). Prop 33 would end this and **eliminate the homeowner's ability to adjust rent charges when a tenant vacates the unit.**
- X Eliminates current state law that prohibits rent price controls on single-family homes and condominiums.

### Worsens the Housing Crisis:

- X Prop. 33 will worsen the housing affordability crisis as it will discourage or even stop new construction of rentals and compel homeowners to remove rentals from the market.
- X California needs 3.5 million more homes by 2025, but Prop 33 does nothing to build new housing and will reduce new construction of rental housing.
- X Voters understand the negative impacts of Prop 33 as they have rejected similar measures in 2018 and 2020.

### Economic Impact: Bad for Tenants, Bad for Homeowners

- X Increased rent control would make building and maintaining housing financially unfeasible, worsening the rental housing shortage.
- X Fiscal estimates from the non-partisan California State Legislative Analyst's Office show that Prop 33 would increase rent for tenants.
- X Homeowners would face a loss of revenue, and the rental supply would decrease as they are forced to take rental homes off the market.

## Vote NO on Prop. 33:

**Eliminates homeowners' rights, worsens the housing affordability crisis, expands extreme and unworkable rent controls.**



Ad paid for by Homeownership for Families, Sponsored by California Association of Realtors - No on 33. Ad Committee's Top Funders:

California Association of Realtors  
National Association of Realtors  
Funding Details at [www.fppc.ca.gov](http://www.fppc.ca.gov)