

# No on Prop 33

## Key Messaging

### Proposition 33 eliminates basic homeowner rights and protections.

- X Eliminates Homeowners' Rights:** Prop 33 repeals the state prohibition on rent control for single-family homes, removing essential protections for homeowners.
- X Gives Power to Politicians:** Local politicians would gain unrestricted authority to set rental prices and impose regulations on rental properties, including single-family homes.
- X Puts Unelected Boards in Control:** Prop 33 allows politicians to set up unelected government boards to impose and expand rent control without public input, leading to costly and burdensome regulations that do not consider the actual costs and business realities of being a housing provider.
- X Risks Prohibiting Housing Providers from Charging a Fair Market Rent:** Current law allows housing providers to set a fair market rent once a tenant leaves a unit in rent control areas (vacancy decontrol). Housing providers could lose this ability if Prop 33 passes, risking critical revenue needed to sufficiently maintain rental properties.

### Proposition 33 expands rent control without any protections for homeowners or tenants.

- X Imposes New Fees and Requirements:** Unelected rent boards could levy fees and impose requirements on homeowners without a public vote, increasing the financial burden on property owners, pushing small housing providers out of the business of renting their properties
- X Removes State Law Protections:** The measure eliminates existing state law protections for owners of single-family homes and condominiums, making them vulnerable to rent control measures.

### Proposition 33 threatens to worsen California's already suffering housing market.

- X Discourages New Construction:** By expanding rent control to potentially apply to any property regardless of when it was built, Prop 33 will discourage the construction of new housing, further reducing housing availability in the state.
- X Reduces Rental Supply:** As a result of Prop 33, homeowners may be forced to remove rental properties from the market, shrinking the supply of available housing.
- X Ignores the Need for More Housing:** While California needs 3.5 million new homes by 2025, Prop 33 does nothing to build new housing and would even reduce new apartment construction.
- X Voters Have Already Rejected It:** Similar measures were rejected in 2018 and 2020 because they threatened to worsen the housing crisis, and Prop 33 follows the same flawed path.

### Proposition 33 is bad for tenants, bad for homeowners, and bad for California's economy.

- X Makes Housing Financially Unfeasible:** Increased rent control would make it financially unfeasible to build and maintain housing, leading to a further reduction in the housing supply.
- X Raises Rent for Tenants:** Fiscal estimates from the [California State Legislative Analyst's Office](#) show that Prop 33 would actually increase rent for tenants.
- X Reduces Homeowners' Revenue:** Homeowners and small housing providers could lose rental income, be faced with expensive regulations set by rent boards, and be forced to take their properties off the market, further reducing the supply of rental housing.

**Vote NO on Prop. 33:**  
Eliminates Homeowners' Rights, Expands Rent Control, and Worsens the Housing Crisis

