THE ANIMAL COUNCIL
P.O. Box 168, Millbrae CA 94030

June 8, 2010

The Honorable Ellen Corbett
Chair, Senate Committee on Judiciary
ATTENTION: Bill Consultant
State Capitol, Room 2187
Sacramento CA 95814

Re: <u>AB 2743, amended June 7, 2010 Real property rentals, dogs, cats</u> - <u>OPPOSITION</u>

Gentlemen:

This letter re-affirms our opposition, registered in our June 4 letter, to the June 7 amendments to this bill for the reasons previously stated and additionally as follows.

The amendments to enable enforcement by fair housing organizations greatly raise the stakes for landlords in instances where legitimate concerns about occupancy by an animal are combined with unrelated tenant characteristics arguably related to fair housing issues. Also, expressly authorizing injunctive and declaratory relief takes jurisdiction to Superior Court, greatly raising any defense costs to landlords. Either or both of these amendments further enhance the incentives created by this bill for property owners to prohibit all occupancies and negotiations thereof by any tenants with cats or dogs. Even if one agreed with the bill's sentiments, surely the need to maximize housing opportunity for pet owners – rather than giving up pets – outweighs this intrusion into landlord-tenant law. Again, we respectfully ask that you reject AB 2743.

THE ANIMAL COUNCIL (TAC) is a California nonprofit, public benefit corporation founded in 1991 to seek positive, humane solutions to the challenges of detrimental animal public policies, legislation and regulation through study, analysis and application of animal husbandry, statistics and law, and at the same time preserve human benefit from all species, breeds and registries.

Very truly yours,

SHARON A. COLEMAN
President, The Animal Council
Cc: Committee members, Author