

CaIRHA Legislative Update

1

[AB 2059](#) (Flora R) Tenancy: obligations of landlords: repairs.

Current Text: Introduced: 2/1/2024 [html](#) [pdf](#)
Status: 2/12/2024-Referred to Com. on JUD.
Location: 2/12/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law regulates the terms and conditions of residential tenancies. Current law requires the lessor of a building intended for human occupation to repair dilapidations, as specified, that render it untenable. Current law, with certain exceptions, does not impose this duty upon the landlord if the tenant is in substantial violation of specified affirmative obligations, or with regard to dilapidations relating to the presence of mold, as specified. This bill would prohibit a landlord from being liable for dilapidations rendering the premises untenable, unless the landlord receives written or oral notice of the dilapidations and the landlord is given a reasonable time to repair the dilapidations.

Position **Priority**
 Support 1

Notes: Asked for deletion of "oral notice"

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Support			SUPPORT IF AMENDED						

[AB 2187](#) (Bryan D) Office of Tenants’ Rights and Protections.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)
Last Amend: 3/21/2024

Status: 3/21/2024-Referred to Com. on JUD. From committee chair, with author's amendments: Amend, and re-refer to Com. on JUD. Read second time and amended.

Location: 3/21/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/9/2024 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, KALRA, ASH, Chair

Summary: Current law provides that there is in state government, in the Business, Consumer Services, and Housing Agency, the Civil Rights Department under the direction of an executive officer known as the Director of Civil Rights, who is appointed by the Governor. Among other responsibilities, the department is required to issue publications that in its judgment will tend to promote goodwill and minimize or eliminate discrimination in housing, as specified. This bill would, upon appropriation by the Legislature, establish the Office of Tenants’ Rights and Protections in the Business, Consumer Services, and Housing Agency, administered by a director appointed by the Governor, and would require that office to create and maintain an up-to-date, digestible, and language-inclusive list of statewide tenants’ rights and protections.

Position **Priority**
 Oppose 1

Notes: Realtors opposing

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Oppose	Oppose	Oppose	Oppose		Oppose	Oppose	Oppose		Oppose

[AB 2216](#) (Haney D) Tenancy: common household pets.

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)
Last Amend: 3/18/2024

Status: 3/19/2024-Re-referred to Com. on JUD.

Location: 3/18/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would prohibit a landlord, before the landlord has accepted a prospective tenant’s application for a dwelling unit, from asking the prospective tenant or otherwise inquiring into whether

the prospective tenant plans to own or otherwise maintain a common household pet in the tenant's dwelling unit. The bill would require a prospective tenant, no later than 72 hours before entering into a rental agreement, to inform the landlord if the prospective tenant plans to own or otherwise maintain a common household pet.

Attachments:
[FACT SHEET](#)

Position **Priority**
 Oppose 1

Notes: Realtors opposing

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Oppose	Oppose	Oppose	OUA		Oppose	Oppose	Oppose		Oppose

[AB 2230](#) (Bennett D) Residential Housing Unfair Practices Act of 2023.

Current Text: Introduced: 2/8/2024 [html](#) [pdf](#)

Status: 3/4/2024-Referred to Com. on JUD.

Location: 3/4/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered	
1st House				2nd House								

Summary: The Cartwright Act makes every trust unlawful, against public policy, and void, subject to specified exemptions. A "trust" is defined for these purposes as a combination of capital, skill, or acts by 2 or more persons for certain designated purposes. A violation of the act is punishable as a crime. This bill would expand the definition of "trust" under the act to specifically include the capital, skill, or acts of all affiliated persons, as defined. For purposes of the act, the bill would define an "affiliated person" to include, among others, a natural person related within the 3rd degree of consanguinity or affinity to any other person, together with other specified persons with certain ownership interests. The bill would expand the purposes for a trust under the act to include creating or carrying out restrictions in residential housing, preventing or limiting competition in development or redevelopment, construction, leasing, rental, or purchase of residential housing, among other specified acts.

Attachments:
[FACT SHEET](#)

Position **Priority**
 Oppose 1

Notes: Industry aligning in opposition. On coalition letter.

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Watch	Oppose	Oppose	Oppose		Oppose	Oppose	Oppose		Oppose

[AB 2278](#) (Carrillo, Wendy D) Rent increases: percentage change in the cost of living: Department of Housing and Community Development.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Current Analysis: 03/18/2024 [Assembly Housing And Community Development \(text 2/8/2024\)](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Read second time and amended.

Location: 3/20/2024-A. APPR.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered	
1st House				2nd House								

Summary: Current law, until January 1, 2030, prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate for a dwelling or a unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months before the effective date of the increase, subject to specified conditions. Current law defines "percentage change in the cost of living" as the percentage change in the applicable Consumer Price Index for All Urban Consumers for All Items, as specified. This bill would require the Attorney General to, by July 1 of each year, publish the maximum allowable rent increase on its internet website for each metropolitan area.

Position **Priority**
 Sponsor 1

Notes: Passed Asm Housing Unanimously

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Support	Support								

[AB 2347](#) (Kalra D) Summary proceedings for obtaining possession of real property: procedural

requirements.

Current Text: Amended: 3/19/2024 [html](#) [pdf](#)

Last Amend: 3/19/2024

Status: 3/20/2024-Re-referred to Com. on JUD.

Location: 2/26/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Current law requires a defendant, in a summary proceeding for obtaining possession of real property, to file a response within five days, excluding specified days, after the complaint is served on the defendant. Current law requires the clerk in such a proceeding, upon written application of the plaintiff and proof of service of the summons and complaint, to enter the default of any defendant served with a summons who does not appear and defend. Under current law, the return of a registered process server, as specified, upon process or notice establishes a presumption, affecting the burden of producing evidence, of the facts stated in the return. This bill would extend the time in which a defendant, in a summary proceeding for obtaining possession of real property, must file a response from 5 to 10 days, excluding specified days, after the complaint is served on the defendant. The bill would require the plaintiff in such an action to promptly file a proof of service of the summons and complaint with the clerk and mail a copy thereof to the defendant.

Position **Priority**
1

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Oppose								

AB 2493

(Pellerin D) Tenancy: application screening fee.

Current Text: Amended: 3/11/2024 [html](#) [pdf](#)

Current Analysis: 03/20/2024 [Assembly Floor Analysis \(text 3/11/2024\)](#)

Last Amend: 3/11/2024

Status: 3/20/2024-Read second time. Ordered to third reading.

Location: 3/20/2024-A. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Calendar: 4/1/2024 #28 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS

Summary: Current law authorizes a landlord or their agent, when they receive a request to rent a residential property, to charge an application screening fee to cover the cost of obtaining information about the applicant. Current law also prohibits a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time, unless the applicant agrees in writing. This bill would instead prohibit a landlord or their agent from charging an applicant an application screening fee to be entered onto a waiting list when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time.

Position **Priority**
Oppose 1

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Neutral			Oppose						

AB 2498

(Zbur D) Housing: the California Housing Security Act.

Current Text: Introduced: 2/13/2024 [html](#) [pdf](#)

Status: 2/26/2024-Referred to Com. on H. & C.D.

Location: 2/26/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Would, upon appropriation of the Legislature, establish the California Housing Security Program to provide a housing subsidy to eligible persons, as specified, to reduce housing insecurity and help Californians meet their basic housing needs. To create the program, the bill would require the Department of Housing and Community Development to establish a 2-year pilot program in up to 4 counties, as specified. The bill would require the department to issue guidelines to establish the program that include, among other things, the amount of the subsidy that shall be the amount necessary to cover the portion of a person’s rent to prevent homelessness, but shall not exceed \$2,000 per month. Under the bill, the subsidy would not be considered income for purposes of determining eligibility or benefits for any other public assistance program, nor would participation in other benefits exclude a person from eligibility for the subsidy. Under the bill, an undocumented person, as specified, who otherwise qualifies for the subsidy would be eligible for the subsidy. The bill

would require the department to submit a report on the program to the Legislature, as described.

Position **Priority**
Support 1

Notes: Salina Valencia Staffing - Sponsors are City of Santa Monica and Los Angeles Board of Supervisors

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Support	OUA	Neutral	N/R		Support	Support	Support	Support	Watch

AB 2584

(Lee D) Single-family residential real property: corporate entity: ownership.

Current Text: Introduced: 2/14/2024 [html](#) [pdf](#)

Status: 3/4/2024-Referred to Com. on JUD.

Location: 3/4/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law generally regulates the obligations of owners with respect to real property. This bill would prohibit a business entity that has an interest in more than 1,000 single-family residential properties from purchasing, acquiring, or otherwise obtaining an interest in another single-family residential property and subsequently leasing the property. The bill would authorize the Attorney General to bring a civil action for a violation of these provisions, and would require a court in a civil action in which the Attorney General prevails to order specified relief, including that the business entity pay a civil penalty of \$100,000 for each violation and that the business entity sell the property to an independent third party within one year of the date that the court enters judgment.

Attachments:

[FACT SHEET](#)

Position **Priority**
Oppose 1

Notes: On coalition letter

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Oppose	Watch	Oppose	Oppose		Oppose	Oppose	Oppose	Oppose	Oppose

AB 2747

(Haney D) Tenancy: credit reporting.

Current Text: Amended: 3/11/2024 [html](#) [pdf](#)

Last Amend: 3/11/2024

Status: 3/12/2024-Re-referred to Com. on JUD.

Location: 3/11/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/9/2024 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, KALRA, ASH, Chair

Summary: Would require a lessor of a dwelling unit of residential real property to report the lessee's positive rental payment information to at least one nationwide consumer reporting agency, as specified. The bill would authorize a lessee to opt out, or opt back in after opting out, of this positive rent reporting at any time, as specified. The bill would require the lessor to provide a notice containing certain information at the time of execution of a rental agreement and at the time of execution of a renewal or extension of a rental agreement.

Position **Priority**
Oppose 1

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Oppose								

AB 2772

(Quirk-Silva D) California Rent Relief Program.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Referred to Com. on H. & C.D. From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.

Location: 3/21/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would establish the California Rent Relief Program, which would be administered by the Department of Housing and Community Development. The bill would require the department, upon

appropriation by the Legislature, to make block grant allocations to grantees to provide rental assistance to eligible households. This bill contains other related provisions.

Position **Priority**
1

AB 2785 (Wilson D) Tenancy: application fees and security deposits.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Current Analysis: 03/29/2024 [Assembly Judiciary](#) (text 2/15/2024)

Status: 3/4/2024-Referred to Com. on JUD.

Location: 3/4/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered	
1st House				2nd House								

Calendar: 4/2/2024 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, KALRA, ASH, Chair

Summary: Current law defines security as any payment, fee, deposit, or charge that is imposed, as specified, to reimburse the landlord for costs associated with processing a new tenant or that is imposed as an advance payment of rent, used for any purpose. Current law authorizes a landlord to claim any of the security in the amount reasonably necessary for the above-described purposes. Current law requires the landlord to, among other things, return any remaining portion of the security to the tenant. This bill would require a landlord to, within 30 days of receiving a tenant's security, deposit the sum into an account of a bank or other financial institution regulated by the state or federal government, subject to specified requirements, including that any balance originating from the security that remains in the account after reimbursement to the landlord as described above, including interest accrued on that balance, is payable to the tenant, as specified.

Position **Priority**
Oppose 1

Notes: Sponsored Women's Foundation of CA.

Administrative burden and caps the fee at \$50 no CPI.

Realtors opposed.

Letter submitted.

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Oppose	Oppose	Oppose	Oppose		Oppose	Oppose	Oppose	Oppose	Oppose

AB 2801 (Friedman D) Tenancy: security deposits.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 3/4/2024-Referred to Com. on JUD.

Location: 3/4/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered	
1st House				2nd House								

Summary: Current law regulates the terms and conditions of residential tenancies, including limitations on the demanding or receiving of security, as defined, from a tenant and charging amounts against the tenant or the security. Current law limits the landlord's claim of the security to only those amounts as are reasonably necessary for specified purposes, including, but not limited to, the repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant, and the cleaning of the premises upon the termination of the tenancy necessary to return the unit to the same level of cleanliness it was in at the inception of the tenancy. Current law prohibits a landlord from asserting a claim against the tenant or the security for damages to the premises or any defective conditions that preexisted the tenancy, for ordinary wear and tear or the effects thereof, or for the cumulative effects of ordinary wear and tear occurring during any one or more tenancies. This bill would limit claims against the tenant or the security for materials or supplies to the amount necessary to make reasonable replacements. The bill would limit claims against the tenant or the security for materials or supplies related to repairs to those necessary to restore the premises back to the same condition it was in at the inception of the tenancy, exclusive of ordinary wear and tear.

Attachments:

[FACT SHEET](#)

Position **Priority**
Oppose 1

Notes: Can't use security deposit for professional cleaning/carpet cleaning.

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
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AB 3057

(Wilson D) California Environmental Quality Act: exemption: junior accessory dwelling units ordinances.

Current Text: Introduced: 2/16/2024 [html](#) [pdf](#)

Status: 3/11/2024-Referred to Coms. on NAT. RES. and H. & C.D.

Location: 3/11/2024-A. NAT. RES.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/8/2024 2:30 p.m. - State Capitol, Room 447 ASSEMBLY NATURAL RESOURCES, BRYAN, ISAAC, Chair

Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA exempts from its requirements the adoption of an ordinance by a city or county to issue a zoning variance, special use permit, or conditional use permit for a dwelling unit to be constructed, or which is attached to or detached from, a primary residence on a parcel zoned for a single-family residence, as provided, or to provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. This bill would expand the above CEQA exemption to include the adoption of an ordinance by a city or county to provide for the creation of junior accessory dwelling units in single-family residential zones.

Position **Priority**
Support 1

Notes: YIMBY sponsored

On coalition letter

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Support	Support	Support	SUPPORT		Support	Support	Support	Neutral	Support

SB 1201

(Durazo D) Beneficial owners.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Current Analysis: 03/29/2024 [Senate Judiciary](#) (text 2/15/2024)

Status: 3/14/2024-Set for hearing April 2.

Location: 2/29/2024-S. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/2/2024 1:30 p.m. - 1021 O Street, Room 2100 SENATE JUDICIARY, UMBERG, THOMAS, Chair

Summary: Existing law requires a person who is directly or indirectly the beneficial owner of more than 10% of any class of stock of a domestic insurer to file in the office of the Insurance Commissioner within 10 days after that person becomes a beneficial owner a statement, in a form prescribed by the commissioner, of the amount of all stock of that insurer of which the person is the beneficial owner, as specified. The General Corporation Law (GCL) requires a domestic corporation and a foreign corporation to file annually, as prescribed, with the Secretary of State, a statement containing certain information, including the names and complete business or residence addresses of its chief executive officer, secretary, and chief financial officer. The GCL requires a domestic corporation to certify that the information it provides in that statement is true and correct. This bill would additionally require those corporations to include in the statement described above the names and complete business or residence addresses of any beneficial owner, as defined. By expanding the scope of the crime of perjury, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

Attachments:

[FACT SHEET](#)

Position **Priority**
Oppose 1

Notes: Opposed last year with Realtors, but feds did pass the Transparency Act.

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Oppose	Watch	Oppose	Oppose		Oppose	Oppose	Oppose	Oppose	Oppose

AB 846

(Bonta D) Low-income housing credit: rent increases.

Current Text: Amended: 1/25/2024 [html](#) [pdf](#)

Current Analysis: 01/25/2024 [Assembly Floor Analysis \(text 1/25/2024\)](#)

Last Amend: 1/25/2024

Status: 1/30/2024-Read third time. Passed. Ordered to the Senate. (Ayes 59. Noes 6.) In Senate. Read first time. To Com. on RLS. for assignment.

Location: 1/30/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered	
1st House				2nd House								

Summary: Current law establishes a low-income housing tax credit program, through which the California Tax Credit Allocation Committee allocates low-income housing tax credits aimed at providing affordable low-income housing within and throughout the state. Current law authorizes the committee to undertake specified responsibilities in allocating the tax credit, including entering into regulatory agreements relating to projects that are allocated the tax credit. Current law requires the committee, when allocating the tax credit, to prefer specified projects, including projects that serve lowest income tenants at rents affordable to those tenants. The Costa-Hawkins Rental Housing Act authorizes an owner of residential real property to establish rental rates for a dwelling or unit that meets specified conditions. This bill would prohibit an owner of a project that received an allocation of the low-income housing tax credit and is subject to a regulatory agreement from increasing rent, over the course of any 12-month period, for a unit more than the lesser of the amount permitted by the program as a result of an increase in the area median gross income, 5% plus the percentage change in the cost of living, as defined, or 10% of the lowest rental rate charged for that unit at any time during the 12 months prior to the effective date of the increase. Notwithstanding these provisions, the bill would authorize an owner of a project to increase the rent up to 30% of the monthly income of the household occupying the unit.

Attachments:

[FACT SHEET](#)

Position **Priority**
1b

AB 1333

(Ward D) Residential real property: bundled sales.

Current Text: Amended: 1/3/2024 [html](#) [pdf](#)

Current Analysis: 01/12/2024 [Assembly Floor Analysis \(text 1/3/2024\)](#)

Last Amend: 1/3/2024

Status: 1/18/2024-Read third time. Passed. Ordered to the Senate. (Ayes 48. Noes 1.) In Senate. Read first time. To Com. on RLS. for assignment.

Location: 1/18/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered	
1st House				2nd House								

Summary: Current law, until January 1, 2031, for purposes of the exercise of a power of sale, prohibits a trustee from bundling properties for the purpose of sale, instead requiring each property to be bid on separately, unless the deed of trust or mortgage provides otherwise. Current law also prohibits specified institutions that, during their immediately preceding annual reporting period, as established with their primary regulator, foreclosed on 175 or more residential real properties, containing no more than 4 dwelling units, from conducting a sale of 2 or more parcels of real property containing one to 4 residential dwelling units, inclusive, at least 2 of which have been acquired through foreclosure under a mortgage or deed of trust. This bill would prohibit a developer of residential one to 4 dwelling units, inclusive, from conducting a sale of 2 or more parcels of real property containing one to 4 residential dwelling units, inclusive, in a single transaction to an institutional investor, as defined, if the occupancy permit was issued on or after January 1, 2025.

Attachments:

[FACT SHEET](#)

Position **Priority**
1b

Notes: This is aimed at increasingly popular "build-to-rent" projects, in which developers build single-family subdivisions with the specific aim of selling them to single-family rental companies. This bill is backed by the state's association of REALTORS, who have an interest in banning bundled sales that cut their members out of the buying and selling process.

AB 1413

(Ting D) Homelessness prevention programs: Department of Housing and Community Development: funding.

Current Text: Amended: 4/18/2023 [html](#) [pdf](#)

Current Analysis: 07/06/2023 [Senate Housing \(text 4/18/2023\)](#)

Last Amend: 4/18/2023

Status: 7/19/2023-In committee: Set, first hearing. Hearing canceled at the request of author.

Location: 7/11/2023-S. APPR.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law establishes, among various other programs intended to address homelessness in this state, the Homeless Housing, Assistance, and Prevention program for the purpose of providing jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges informed by a best-practices framework focused on moving homeless individuals and families into permanent housing and supporting the efforts of those individuals and families to maintain their permanent housing. Existing law provides for the allocation of funding under the program among continuums of care, cities, counties, and tribes in 4 rounds, which are to be administered by the Interagency Council on Homelessness. Current law establishes the Encampment Resolution Funding program to assist cities, counties, and continuums of care in ensuring the safety and wellness of people experiencing homelessness in encampments, to provide encampment resolution grants to resolve critical encampment concerns and transition individuals into safe and stable housing, and to encourage a data-informed, coordinated approach to address encampment concerns. Current law requires the California Interagency Council on Homelessness to administer the program in accordance with a specified timeline. Current law establishes the Family Homelessness Challenge Grants and Technical Assistance Program to provide one-time grants and technical assistance to local jurisdictions for the purpose of addressing and ending family homelessness. Existing law requires the California Interagency Council on Homelessness to administer the program. This bill, commencing November 1, 2023, would transfer the duty to administer the 3 above-described programs to the Department of Housing and Community Development. The bill would provide that the department is the successor to, and is vested with, all of the duties, powers, and responsibilities of the council with regard to the programs. The bill would provide that program awards or approvals issued by the council and in effect on October 31, 2023, will be deemed on and after November 1, 2023, to be an award or approval of the department.

Position **Priority**
1b

AB 1657 (Wicks D) The Affordable Housing Bond Act of 2024.

Current Text: Amended: 3/4/2024 [html](#) [pdf](#)

Current Analysis: 08/14/2023 [Senate Appropriations \(text 4/17/2023\)](#)

Last Amend: 3/4/2024

Status: 3/4/2024-From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on APPR.

Location: 3/4/2024-S. APPR.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Affordable Housing Bond Act of 2024, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and homeownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. This bill would provide for submission of the bond act to the voters at the March 5, 2024, statewide general election in accordance with specified law.

Position **Priority**
1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOFI	SoCal	SB	Direct
	SIA								

AB 1789 (Quirk-Silva D) Department of Housing and Community Development.

Current Text: Introduced: 1/4/2024 [html](#) [pdf](#)

Status: 1/16/2024-Referred to Com. on H. & C.D.

Location: 1/16/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/10/2024 9 a.m. - State Capitol, Room 437 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, WARD, CHRISTOPHER, Chair

Summary: Current law authorizes the Department of Housing and Community Development, upon

appropriation, to make loans or grants, or both loans and grants, to rehabilitate, capitalize operating subsidy reserves for, and extend the long-term affordability of department-funded housing projects that have an affordability restriction that has expired, that have an affordability restriction with a remaining term of less than 10 years, or are otherwise at risk of conversion to market-rate housing. This bill would also authorize the department to make those loans and grants to rehabilitate, capitalize operating subsidy reserves for, and extend the long-term affordability of housing projects that qualify as a challenged development. The bill would define "challenged development" for these purposes to mean a development that meets a specified criteria including that the development is at least 15 years old, serves households of very low income or extremely low income, and has insufficient access to private or other public resources to complete substantial rehabilitation, as determined by the department.

Position **Priority**

1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Support								

AB 1813

(Alanis R) Senior Tenant Shallow Rental Subsidy Program of 2024: housing grants.

Current Text: Introduced: 1/10/2024 [html](#) [pdf](#)

Status: 1/29/2024-Referred to Com. on H. & C.D.

Location: 1/29/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would establish the Senior Tenant Shallow Rental Subsidy Program of 2024. The bill would require the Department of Housing and Community Development, upon appropriation by the legislature, to establish and administer a grant program for cities and counties to provide subsidies for senior citizens at risk of homelessness. The bill would require that, of the grants awarded pursuant to the program, 50% of the funds be awarded to localities with at least 250,000 residents, and 50% be awarded to localities with less than 250,000 residents. The bill would require funds awarded through the program be obligated by no later than July 31, 2025. The bill would authorize the department to reallocate any part of an award that is not so obligated to other grantees participating in the program that meet specified requirements. The bill would require a grantee to award rental subsidies to individuals, not to exceed \$500 per month for up to 18 months, based on specified requirements. The bill would establish the Senior Tenant Shallow Rental Subsidy Program of 2024 Fund in the State Treasury, and would provide moneys in the fund be allocated, upon appropriation by the Legislature, to the department for use in accordance with the program.

Attachments:

[Fact Sheet](#)

Position **Priority**

Support

1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Support			Support						

AB 1823

(Cervantes D) Maxims of jurisprudence.

Current Text: Introduced: 1/11/2024 [html](#) [pdf](#)

Status: 1/12/2024-From printer. May be heard in committee February 11.

Location: 1/11/2024-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law prescribes certain maxims of jurisprudence to aid in the just application of the Civil Code, including, among others, that the law disregards trifles. This bill would make a nonsubstantive change to that maxim.

Position **Priority**

1b

AB 1844

(Calderon D) California FAIR Plan Association governing committee.

Current Text: Introduced: 1/16/2024 [html](#) [pdf](#)

Status: 1/29/2024-Referred to Com. on INS.

Location: 1/29/2024-A. INS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/3/2024 9 a.m. - State Capitol, Room 437 ASSEMBLY INSURANCE, CALDERON, LISA, Chair

Summary: The California FAIR Plan Association is a joint reinsurance association in which all insurers

licensed to write basic property insurance participate to administer a program for the equitable apportionment of basic property insurance for persons who are unable to obtain that coverage through normal channels. Existing law establishes a governing committee for the association and prescribes its membership. This bill would require the Speaker of the Assembly and the Chairperson of the Senate Committee on Rules to serve as nonvoting, ex officio members of the governing committee, and would authorize each to name a designee to serve in their place.

Position **Priority**
1b

AB 1932 **(Ward D) California Statewide Housing Plan.**

Current Text: Introduced: 1/25/2024 [html](#) [pdf](#)

Status: 2/5/2024-Referred to Com. on H. & C.D.

Location: 2/5/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law establishes the California Statewide Housing Plan, developed in cooperation with the private housing industry, regional and local housing and planning agencies, and other agencies of the state, to serve as a state housing plan. Current law requires the plan to incorporate specified segments, including a review of housing assistance policies, goals, and objectives affecting the homeless. This bill would recast that provision to require the plan to incorporate, in consultation with the Interagency Council on Homelessness and utilizing data from the Homeless Data Integration system, a review of housing assistance, policies, goals, and objectives affecting people experiencing homelessness.

Position **Priority**
1b

AB 2035 **(Patterson, Joe R) Sexually violent predators: conditional release.**

Current Text: Amended: 2/22/2024 [html](#) [pdf](#)

Current Analysis: 03/11/2024 [Assembly Public Safety \(text 2/22/2024\)](#)

Last Amend: 2/22/2024

Status: 3/12/2024-Coauthors revised. In committee: Set, first hearing. Failed passage. Reconsideration granted.

Location: 2/12/2024-A. PUB. S.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law authorizes the conditional release of a sexually violent predator under specified circumstances, and requires the State Department of State Hospitals to make the necessary placement arrangements to place the person in a community, as specified. This bill would prohibit the department or its designee from placing a person who has been conditionally released in a community if the person does not have housing in a qualified dwelling, and would define "qualified dwelling" to mean a structure intended for human habitation by one person or a single family and that is not within 10 feet of another dwelling.

Position **Priority**
1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Amend								

AB 2114 **(Irwin D) Building standards: exterior elevated elements: inspection.**

Current Text: Introduced: 2/5/2024 [html](#) [pdf](#)

Current Analysis: 03/27/2024 [Assembly Floor Analysis \(text 2/5/2024\)](#)

Status: 3/21/2024-Read second time. Ordered to third reading.

Location: 3/21/2024-A. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/1/2024 #31 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS

Summary: The Davis-Stirling Common Interest Development Act governs the management and operation of common interest developments. Current law requires the board of an association of a condominium project to cause a visual inspection to be conducted, at least every 9 years, of the exterior elevated elements for which the association has maintenance or repair responsibility. Current law requires the inspection to be conducted by a licensed structural engineer or architect. This bill would additionally authorize a licensed civil engineer to conduct the inspection.

Position **Priority**

Notes: Letter submitted

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Support	Support	Support	Support		Support	Support	Support		Support

AB 2144 (Grayson D) General plan: annual report: housing data.

Current Text: Introduced: 2/6/2024 [html](#) [pdf](#)

Current Analysis: 03/18/2024 [Assembly Housing And Community Development \(text 2/6/2024\)](#)

Status: 3/20/2024-From committee: Do pass and re-refer to Com. on L. GOV. with recommendation: To Consent Calendar. (Ayes 9. Noes 0.) (March 20). Re-referred to Com. on L. GOV.

Location: 3/20/2024-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Current law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development. Current law requires that the annual report include, among other specified information, the number of housing development applications received and the number of units approved and disapproved in the prior year. The Permit Streamlining Act requires a city, county, or special district to maintain on its internet website, as applicable, a current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special district, applicable to a proposed housing development project, all zoning ordinances and development standards, and annual fee reports or annual financial reports, as specified. Current law requires a city, county, or special district to provide on its internet website an archive of impact fee nexus studies, cost of service studies, or equivalent, as specified. This bill would require the planning agency to include in the annual report evidence of compliance with the above-described internet website requirements.

Position **Priority**
1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Support								

AB 2149 (Connolly D) Gates: standards: inspection.

Current Text: Introduced: 2/6/2024 [html](#) [pdf](#)

Status: 3/12/2024-In committee: Set, first hearing. Hearing canceled at the request of author.

Location: 2/20/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law authorizes an owner of real property to install and operate on their property an electrified security fence, as defined, to protect and secure commercial, manufacturing, or industrial property, that meets specified requirements, except where a local ordinance prohibits that installation and operation. If a local ordinance allows the installation and operation of an electrified security fence, current law requires the installation and operation of the electrified security fence to meet the requirements of that ordinance. This bill would require a regulated gate, defined as an automatic or manual vehicular gate, or a gate that is larger than 48 inches wide and 84 inches high, to meet specified standards. The bill would require the owner of a regulated gate to have it inspected on or before July 1, 2025, and have it reinspected, thereafter, at least once every 5 years. The bill would require an owner to maintain written certification of the regulated gate by a professional and to make that documentation available to a building official upon request. The bill would make an owner of a regulated gate who fails to comply with these provisions subject to an unspecified civil penalty imposed by the building official. The bill would require the owner of a regulated gate that a professional advises poses an immediate threat to safety to immediately stop the use of the gate until necessary repairs are completed and to engage a qualified and licensed contractor to perform the repairs necessary to mitigate the emergency condition.

Position **Priority**
1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
			Oppose						

AB 2232 (Maienschein D) The Civil Rights Department: enforcement actions.

Current Text: Introduced: 2/8/2024 [html](#) [pdf](#)

Status: 2/26/2024-Referred to Com. on JUD.

Location: 2/26/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law establishes the Civil Rights Department within the Business, Consumer Services, and Housing Agency to enforce civil rights laws with respect to housing and employment and to protect and safeguard the right of all persons to obtain and hold employment without discrimination based on specified characteristics or status. Current law, whenever there is reasonable cause to believe that a person is engaged in conduct of resistance to the full enjoyment of certain civil rights, authorizes the Attorney General, any district attorney or city attorney, or any person aggrieved by the conduct to bring a civil action in the appropriate court, as specified. Current law also provides civil remedies for the denial of certain civil rights, including a civil penalty in any action brought by the Attorney General, a district attorney, a city attorney, or the person denied the right. This bill would also include the Civil Rights Department as an agency authorized to bring a civil action for these purposes.

Position
Priority
1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Oppose		Oppose						

AB 2243

(Wicks D) Affordable Housing and High Road Jobs Act of 2022: objective standards and affordability and site criteria.

Current Text: Amended: 3/19/2024 [html](#) [pdf](#)

Last Amend: 3/19/2024

Status: 3/20/2024-Re-referred to Com. on H. & C.D.

Location: 3/18/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/17/2024 9 a.m. - State Capitol, Room 127 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, WARD, CHRISTOPHER, Chair

Summary: The Affordable Housing and High Road Jobs Act of 2022, until January 1, 2033, authorizes a development proponent to submit an application for an affordable housing development or a mixed-income housing development that meets specified objective standards and affordability and site criteria, including being located within a zone where office, retail, or parking are a principally permitted use. The act makes a development that meets those objective standards and affordability and site criteria a use by right and subject to one of 2 streamlined, ministerial review processes depending on, among other things, the affordability requirements applicable to the project. This bill would make various changes to the objective standards and affordability and site criteria applicable to an affordable housing development or mixed-income housing development subject to the streamlined, ministerial review process under the act.

Position
Priority
1b

AB 2304

(Lee D) Unlawful detainer: case records.

Current Text: Introduced: 2/12/2024 [html](#) [pdf](#)

Current Analysis: 03/15/2024 [Assembly Judiciary](#) (text 2/12/2024)

Status: 3/19/2024-In committee: Set, first hearing. Failed passage. Reconsideration granted.

Location: 2/26/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law requires the court clerk to allow specified persons access to case records, including the court file, index, and register of actions, filed in unlawful detainer actions that are limited civil cases. Current law requires that this access must be given to any other person 60 days after the complaint has been filed if judgment against all defendants has been entered for the plaintiff within 60 days of the filing of the complaint, and other persons as specified. Current law exempts from these requirements records in a case that seeks to terminate a mobilehome park tenancy if the statement of the character of the proceeding in the caption of the complaint clearly indicates that the complaint seeks termination of a mobilehome park tenancy. This bill expand the access requirement described above to include all unlawful detainer actions.

Position
Priority
1b

Notes: Deletes the exemption for mobile homes.

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
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AB 2361

(Davies R) Planning and zoning: regional housing needs: exchange of allocation: Counties of Orange and San Diego.

Current Text: Introduced: 2/12/2024 [html](#) [pdf](#)

Status: 2/26/2024-Referred to Coms. on H. & C.D. and L. GOV.

Location: 2/26/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/10/2024 9 a.m. - State Capitol, Room 437 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, WARD, CHRISTOPHER, Chair

Summary: The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes, among other specified mandatory elements, a housing element. That law, for the 4th and subsequent revisions of the housing element, requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region. That law further requires the appropriate council of governments, or, for cities and counties without a council of governments, the department, to adopt a final regional housing plan that allocates a share of the regional housing need to each city, county, or city and county in accordance with certain requirements. This bill would establish a pilot program for the Counties of Orange and San Diego, and the cities therein. The bill would authorize a city or county within the pilot program, by agreement, to transfer all or a portion of its allocation of regional housing need to another city or county within the pilot program.

Position
Priority
1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOFI	SoCal	SB	Direct
	Support								

AB 2384

(Wilson D) Public swimming pools: emergency telephones.

Current Text: Introduced: 2/12/2024 [html](#) [pdf](#)

Status: 2/26/2024-Referred to Com. on HEALTH.

Location: 2/26/2024-A. HEALTH

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/16/2024 1:30 p.m. - 1021 O Street, Room 1100 ASSEMBLY HEALTH, BONTA, MIA, Chair

Summary: Current law requires the State Department of Public Health to adopt and enforce regulations relating to public swimming pools. Existing law provides various building and safety standards for public swimming pools, as defined. Current law requires that every person or entity operating or maintaining a public swimming pool do so in a sanitary, healthful, and safe manner. Current law requires county health officers to enforce department regulations and authorizes a county health officer or any department inspector to enter the premises of a public swimming pool and investigate for violations, as specified. This bill would require a person or entity that owns or maintains a public swimming pool, as defined, to ensure that there is an operating telephone on or adjacent to the pool deck, available for emergency use, at all times.

Position
Priority
Oppose 1b

AB 2453

(Villapudua D) Weights and measures: electric vehicle chargers and electric vehicle supply equipment.

Current Text: Introduced: 2/13/2024 [html](#) [pdf](#)

Status: 3/4/2024-Referred to Com. on P. & C.P.

Location: 3/4/2024-A. P. & C.P.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law provides that the Department of Food and Agriculture has general supervision of the weights and measures and weighing and measuring devices sold or used in the state, including devices used to measure electricity sold as a motor vehicle fuel. Current law requires the Secretary of Food and Agriculture to establish tolerances and specifications and other technical requirements for commercial weighing and measuring, as specified. Current law requires that weighing and measuring devices be of a type or design approved by the department under a process known as "type evaluation" before they may be used for commercial purposes. This bill would authorize a measuring instrument used to measure the amount of electricity transferred from an electric vehicle charger to be used in connection with the sale of electricity as a motor vehicle fuel without first being tested if it is a type approved by the department, is calibrated and sealed by the manufacturer, and is unalterable.

Position Priority

1b

Notes: Chris Zraggen Sponsor. Would exempt multifamily from EV charging testing/costs.

AB 2479 (Haney D) Housing First: core components.

Current Text: Amended: 3/19/2024 [html](#) [pdf](#)

Last Amend: 3/19/2024

Status: 3/20/2024-Re-referred to Com. on H. & C.D.

Location: 3/18/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law requires agencies and departments administering state programs related to homelessness to adopt guidelines and regulations to incorporate core components of Housing First, as defined. Under current law, Housing First includes time-limited rental or services assistance, so long as the housing and service provider assists the recipient, among other things, in accessing permanent housing. Current law defines "state programs" for this purpose as any program a California state agency or department funds, implements, or administers for the purpose of providing housing or housing-based services to people experiencing homelessness or at risk of homelessness, except as provided. Under existing law, the core components of Housing First include, among others, services that are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants' lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses. This bill would clarify, pursuant to that core component, that state departments and agencies may allow programs to fund recovery housing, as defined, if the state program uses at least 75% of funds for housing or housing-based services using a harm-reduction model and the recovery housing complies with specified requirements.

Position Priority

1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
			Not Rated						

AB 2488 (Ting D) Downtown revitalization and economic recovery financing districts.

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)

Last Amend: 3/18/2024

Status: 3/19/2024-Re-referred to Com. on L. GOV.

Location: 3/18/2024-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law authorizes the legislative body of a city or a county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance, including the acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income. Current law requires the legislative body to establish a public financing authority, defined as the governing board of the enhanced infrastructure financing district, at the same time the resolution to form an enhanced infrastructure district is adopted. Current law requires the public financing authority to adopt an infrastructure financing plan that includes specified information, including a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. This bill would authorize a local government to designate one or more downtown revitalization and economic recovery financing districts for the purpose of financing office-to-residential conversion projects with incremental tax revenues generated by office-to-residential conversion projects within the district.

Position Priority

1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Support								

AB 2507 (Friedman D) Student financial aid: Students at Risk of Homelessness Emergency Pilot Program.

Current Text: Amended: 3/14/2024 [html](#) [pdf](#)

Last Amend: 3/14/2024

Status: 3/18/2024-Re-referred to Com. on HIGHER ED.

Location: 3/4/2024-A. HIGHER ED.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would, until January 1, 2029, establish the Students at Risk of Homelessness Emergency Pilot Program under the administration of the Student Aid Commission to award interest-free loans for housing and college attendance costs to eligible undergraduate students attending the University of California, Los Angeles, the California State University, Northridge, and Glendale Community College who demonstrate financial need, as defined. The bill would require the commission to enter into a contract with a nonprofit organization that has existed for more than 100 years and operates an interest-free loan program remotely in 3 or more counties in the state for the nonprofit organization to award loans to eligible students. The bill would create the Emergency Students Facing Housing Crisis and Homelessness Revolving Fund as the initial depository of all moneys appropriated, donated, or otherwise received for the program, and upon appropriation by the Legislature, would require the commission to distribute moneys in the fund to the nonprofit organization to award loans to eligible students. The bill would require the nonprofit organization to annually report to the commission the number of students who qualified for a loan and the number of students awarded a loan. The bill would require the commission to submit an annual report to the Legislature that includes this information.

Position **Priority**
1b

Notes: AAGLA Support

AB 2533 (Carrillo, Juan D) Accessory dwelling units: junior accessory dwelling units: unpermitted developments.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Referred to Coms. on L. GOV. and H. & C.D. From committee chair, with author's amendments: Amend, and re-refer to Com. on L. GOV. Read second time and amended.

Location: 3/21/2024-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Planning and Zoning Law authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Existing law prohibits a local agency from denying a permit for an unpermitted accessory dwelling unit that was constructed before January 1, 2018, because the accessory dwelling unit is in violation of building standards or state or local standards applicable to accessory dwelling units, unless the local agency makes a finding that correcting the violation is necessary to protect the health and safety of the public or the occupants of the structure. Existing law makes those provisions inapplicable to a substandard building, as specified. This bill would instead prohibit a local agency from denying a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, for those violations, unless the local agency makes a finding that correcting the violation is necessary to comply with conditions that would otherwise deem a building substandard. The bill would require a local agency to inform the public about the provisions prohibiting denial of a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit. The bill would require this information to include a checklist of the conditions that deem a building substandard and to inform homeowners that, before submitting a permit application, the homeowner may obtain a confidential third-party code inspection from a licensed contractor. The bill would prohibit a local agency from requiring a homeowner to pay impact fees or connection or capacity charges to obtain a permit if they provide evidence that they meet specified criteria for low- or moderate-income households. By imposing additional duties on local agencies, the bill would impose a state-mandated local program.

Position **Priority**
1b

AB 2539 (Connolly D) Mobilehome parks: sale: notice: right of first refusal.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Last Amend: 3/21/2024

Status: 3/21/2024-From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.

Location: 3/4/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/10/2024 9 a.m. - State Capitol, Room 437 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, WARD, CHRISTOPHER, Chair

Summary: The Mobilehome Residency Law requires the owner of a mobilehome park who enters into a written listing agreement with a licensed real estate broker for the sale of the mobilehome park or who offers to sell the mobilehome park to any party to provide written notice of the owner's intention to sell to specified members of a resident organization formed by homeowners for purposes of

converting the mobilehome park to condominium or stock cooperative ownership interests and for purchasing the mobilehome park. Current law requires the owner to provide this notice not less than 30 days nor more than one year before entering into the listing agreement or offering to sell the mobilehome park. Current law prohibits an offer to sell a park from being construed as an offer unless it is initiated by the park owner or their agent. Current law provides various exceptions to this notice requirement, including that no notice is required unless the resident organization has first furnished the park owner or park manager with a written notice of the name and address of the president, secretary, and treasurer of the resident organization, as specified. This bill would require the owner to provide the above-described notice if they accept an offer from any buyer. The bill would also require the owner to provide the above-described notice to all residents of the mobilehome park and the Department of Housing and Community Development not less than 120 days nor more than one year before entering into the listing agreement or offering to sell the mobilehome park.

Position **Priority**
Oppose 1b

Notes: On coalition letter

[AB 2773](#) (Kalra D) Maxims of jurisprudence.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 3/11/2024-Referred to Com. on JUD.

Location: 3/11/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law provides certain maxims of jurisprudence, including acquiescence in error takes away the right of objecting to it. This bill would add to the maxims of jurisprudence described above that the exceptions and qualifications to maxims are more important than the so-called maxims.

Position **Priority**
Oppose 1b

[AB 2794](#) (Bryan D) Community development: Antidisplacement Commercial Property Acquisition Program.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Referred to Coms. on H. & C.D. and JUD. From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.

Location: 3/21/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Existing law establishes the Department of Housing and Community Development to administer various programs and policies to support state housing and community development. This bill would establish the Antidisplacement Commercial Property Acquisition Program, to be administered by the Department of Housing and Community Development, to provide low-interest loans to eligible community-based acquisition partners to acquire commercial property in communities that are vulnerable to gentrification and displacement. The bill would specify the goals of the program, including ensuring local businesses remain in high-risk communities vulnerable to gentrification and displacement. The bill would establish the Antidisplacement Commercial Property Acquisition Revolving Loan Fund, and would authorize the department, upon appropriation by the Legislature to the fund for purposes of the program, to provide low-interest loans for purposes of the program. The bill would require the department to adopt regulations to administer the program, including qualifications that prioritize the preservation of Black-, indigenous-, people of color-, and women-owned businesses and the acquisition of commercial property in culturally significant commercial corridors.

Position **Priority**
Oppose 1b

[AB 2825](#) (Boerner D) Accessory dwelling units: inspections: housing purposes.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Referred to Coms. on H. & C.D. and L. GOV. From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.

Location: 3/21/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Planning and Zoning Law, authorizes a local agency, by ordinance, to provide for the creation of accessory dwelling units (ADUs) in areas zoned for residential use, as specified. Current law requires ministerial approval of ADUs, as specified, if the local agency does not adopt an ordinance governing ADUs. Under current law, a local agency is also required to ministerially approve an application for a building permit within a residential or mixed-use zone to create any of specified

variations of ADUs. Current law also authorizes a local agency to provide for the creation of junior accessory dwelling units (JADUs) in single-family residential zones, as specified. This bill would authorize a local agency to adopt an ordinance that allows the local agency to inspect an ADU or JADU to ensure that the unit is used for dwelling purposes consistent with specified requirements.

Position **Priority**
1b

AB 2881 **(Lee D) The Social Housing Act.**

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 3/11/2024-Referred to Com. on H. & C.D.

Location: 3/11/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would enact the Social Housing Act and would create the California Housing Authority as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority. This bill would prescribe the composition of the California Housing Authority Board, which would govern the authority, and which would be composed of appointed members and members who would be elected by residents of social housing developments, as specified. The bill would set forth the powers and duties of the authority and the board. The bill would require the authority to seek to achieve revenue neutrality, as defined, and would require the authority to seek to recuperate the cost of development and operations over the life of its properties through mechanisms that maximize the number of Californians who can be housed without experiencing rent burden.

Position **Priority**
1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Watch								

AB 2898 **(Carrillo, Wendy D) Unbundled parking: exemptions: Housing Choice Vouchers.**

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 3/11/2024-Referred to Coms. on H. & C.D. and JUD.

Location: 3/11/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/17/2024 9 a.m. - State Capitol, Room 127 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, WARD, CHRISTOPHER, Chair

Summary: Existing law requires the owner of qualifying residential property, as defined, that provides parking with the qualifying residential property to unbundle parking from the price of rent, as specified. Existing law defines "unbundled parking" as the practice of selling or leasing parking spaces separate from the lease of the residential use. This bill would exempt any residential unit that is leased to a tenant who receives a federal Housing Choice Voucher from the above-described requirement to unbundle parking. This bill contains other existing laws.

Position **Priority**
1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Support		Watch						

AB 2930 **(Bauer-Kahan D) Automated decision tools.**

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 3/21/2024-Referred to Coms. on P. & C.P. and JUD.

Location: 3/21/2024-A. P. & C.P.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/16/2024 1:30 p.m. - State Capitol, Room 126 ASSEMBLY PRIVACY AND CONSUMER PROTECTION, BAUER-KAHAN, REBECCA, Chair

Summary: The Unruh Civil Rights Act provides that all persons within the jurisdiction of this state are free and equal and, regardless of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language,

or immigration status, are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever. The California Fair Employment and Housing Act establishes the Civil Rights Department within the Business, Consumer Services, and Housing Agency and requires the department to, among other things, bring civil actions to enforce the act. This bill would, among other things, require a deployer, as defined, and a developer of an automated decision tool, as defined, to, on or before January 1, 2026, and annually thereafter, perform an impact assessment for any automated decision tool the deployer uses that includes, among other things, a statement of the purpose of the automated decision tool and its intended benefits, uses, and deployment contexts. The bill would require a deployer or developer to provide the impact assessment to the Civil Rights Department within 7 days of a request by the department and would punish a violation of that provision with an administrative fine of not more than \$10,000 to be recovered in an administrative enforcement action brought by the Civil Rights Department. The bill would, in complying with a request for public records, require the Civil Rights Department, or an entity with which an impact assessment was shared, to redact any trade secret from the impact assessment. This bill would require a deployer to, at or before the time an automated decision tool is used to make a consequential decision, as defined, notify any natural person that is the subject of the consequential decision that an automated decision tool is being used to make, or be a controlling factor in making, the consequential decision and to provide that person with, among other things, a statement of the purpose of the automated decision tool. The bill would, if a consequential decision is made solely based on the output of an automated decision tool, require a deployer to, if technically feasible, accommodate a natural person's request to not be subject to the automated decision tool and to be subject to an alternative selection process or accommodation, as prescribed.

Position **Priority**
1b

AB 2933 (Low D) Multiunit residential structures and mixed-use residential and commercial structures: water conservation.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Referred to Coms. on H. & C.D. and E.S. & T.M. From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.

Location: 3/21/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would enact the California Multiunit Residential Structure and Mixed-Use Residential and Commercial Structure Water Conservation Act. The bill would state findings and declarations of the Legislature relating to wasted water due to plumbing leaks. The bill would require the commission to research, develop, and propose building standards, including voluntary standards of the California Green Building Standards Code, to reduce water waste in existing and new multiunit residential structures and mixed-use residential and commercial structures, including requiring installation of point-of-use systems, as defined.

Position **Priority**
1b

AB 2934 (Ward D) Residential developments: building standards: review.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 3/11/2024-Referred to Com. on H. & C.D.

Location: 3/11/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The California Building Standards Law establishes the California Building Standards Commission (commission) within the Department of General Services and sets forth its powers and duties, including approval and adoption of building standards and codification of those standards into the California Building Standards Code (code). Current law requires the commission to publish, or cause to be published, editions of the code in its entirety once every 3 years. Current law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency and requires the department to submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. This bill would require the department to no later than December 31, 2025, perform a review of construction cost pressures for certain residential construction as a result of new or existing building standards requirements in the code and provide a one-time report of its findings to the Legislature in the annual report described above. The bill, commencing with the next triennial edition of the code, and every 3 years thereafter, would require the department to perform additional reviews of construction cost pressures for single-family and multifamily residential construction, as described, and propose revisions or updates to the code, as needed, with a goal of maintaining or reducing by 30 percent the cost of construction for new residential development. This bill would require the department to convene a working group no later

than December 31, 2025, to research and consider identifying and recommending amendments to state building standards allowing residential developments to be built, as specified.

Position **Priority**
1b

[AB 2969](#) (Ting D) California Housing Finance Agency: accessory dwelling units.

Current Text: Introduced: 2/16/2024 [html](#) [pdf](#)

Status: 2/17/2024-From printer. May be heard in committee March 18.

Location: 2/16/2024-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law establishes various objectives of the California Housing Finance Agency (CalHFA), including, among others, reducing the cost of mortgage financing for accessory dwelling units, as specified. Current law requires CalHFA to convene a working group to develop recommendations to assist homeowners in qualifying for loans to construct accessory dwelling units and junior accessory dwelling units on the homeowner’s property and to increase access to capital for homeowners interested in building accessory dwelling units. Current law requires the working group to include specified representatives and to explore different opportunities to mitigate risks for lenders, including, but not limited to, loan guarantees, mortgage insurance, managed escrow, and rental income guidelines. This bill would make a nonsubstantive change to these provisions.

Position **Priority**
1b

[AB 2986](#) (Carrillo, Wendy D) Local Agency Formation Commission for the County of Los Angeles: East Los Angeles Task Force.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Referred to Com. on L. GOV. From committee chair, with author's amendments: Amend, and re-refer to Com. on L. GOV. Read second time and amended.

Location: 3/21/2024-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would require the Local Agency Formation Commission for the County of Los Angeles (LALAFCO) to establish the East Los Angeles Task Force for the purposes of identifying and evaluating the potential impacts of incorporation of, or the establishment of special districts within, East Los Angeles, as defined. The bill would require the task force to be composed of 11 members appointed by LALAFCO in consultation with the County of Los Angeles. The bill would require the task force to meet quarterly, incorporating robust community engagement, to discuss the potential impacts of incorporation or the establishment of special districts in East Los Angeles, as specified. The bill, by December 1, 2026, would require the task force to complete and submit a report to the Legislature on the potential impacts of city and special district incorporation in East Los Angeles, including an analysis of advantages, disadvantages, and recommendations for future actions. The bill would repeal these provisions on January 1, 2027.

Position **Priority**
1b

[AB 2996](#) (Alvarez D) California FAIR Plan Association.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Referred to Coms. on INS. and J., E.D., & E. From committee chair, with author's amendments: Amend, and re-refer to Com. on INS. Read second time and amended.

Location: 3/21/2024-A. INS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The California FAIR Plan Association is a joint reinsurance association in which all insurers licensed to write basic property insurance participate in administering a program for the equitable apportionment of basic property insurance for persons who are unable to obtain that coverage through normal channels. Current law requires the association’s plan of operation and any amendment to the plan to be approved by the Insurance Commissioner. Current law establishes the California Infrastructure and Economic Development Bank and authorizes it to issue bonds upon request by a state entity. This bill would authorize the association to request the California Infrastructure and Economic Development Bank to issue bonds, and would authorize the bank to issue those bonds.

Position **Priority**
1b

Notes: Dan Dunmoyer Sponsoring

AB 3126 (Bauer-Kahan D) Department of Transportation: state highway property: information requests.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Referred to Com. on TRANS. From committee chair, with author's amendments: Amend, and re-refer to Com. on TRANS. Read second time and amended.

Location: 3/21/2024-A. TRANS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law vests the Department of Transportation with full possession and control of all state highways and all property and rights on property acquired for state highway purposes. Existing law authorizes the department to acquire any real property that it considers necessary for state highway purposes. This bill would require the department to provide information regarding the acquisition of, and funding sources used to acquire, real property held by the department for state highway purposes within 30 days of receiving a request for that information.

Position **Priority**
1b

AB 3133 (Boerner D) Tenancy.

Current Text: Introduced: 2/16/2024 [html](#) [pdf](#)

Status: 2/17/2024-From printer. May be heard in committee March 18.

Location: 2/16/2024-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law regulates the terms and conditions of residential tenancies. Current law specifies that a person who hires part of a room for a dwelling is entitled to the whole of the room, notwithstanding any agreement to the contrary. Current law also specifies that if a landlord lets a room as a dwelling for more than one family, every tenant in the building, under the same landlord, is relieved from all obligation to pay rent while the double letting of any room continues. This bill would make nonsubstantive changes to the provisions above relating to hiring a room and double letting.

Position **Priority**
1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
			Oppose						

AB 3164 (Jones-Sawyer D) Housing.

Current Text: Introduced: 2/16/2024 [html](#) [pdf](#)

Status: 2/17/2024-From printer. May be heard in committee March 18.

Location: 2/16/2024-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Zenovich-Moscone-Chacon Housing and Home Finance Act, states that the Legislature finds and declares that the subject of housing is of vital statewide importance to the health, safety, and welfare of the residents of the state for specified reasons. This bill would make a nonsubstantive change to those provisions.

Position **Priority**
1b

ACA 10 (Haney D) Fundamental human right to housing.

Current Text: Introduced: 3/6/2023 [html](#) [pdf](#)

Current Analysis: 06/05/2023 [Assembly Housing And Community Development \(text 3/6/2023\)](#)

Status: 6/7/2023-Coauthors revised. From committee: Be adopted, and re-refer to Com. on APPR. Re-referred. (Ayes 6. Noes 2.) (June 7). Re-referred to Com. on APPR.

Location: 6/7/2023-A. APPR.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The California Constitution enumerates various personal rights, including the right to enjoy and defend life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy. This measure would declare that the state recognizes the fundamental human right to adequate housing for everyone in California. The measure would make it the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right, by all appropriate

means, as specified.

Position **Priority**
Oppose 1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Oppose		Oppose						

ACA 16

(Bryan D) Environmental rights.

Current Text: Introduced: 1/25/2024 [html](#) [pdf](#)

Status: 3/11/2024-Referred to Com. on NAT. RES.

Location: 3/11/2024-A. NAT. RES.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/8/2024 2:30 p.m. - State Capitol, Room 447 ASSEMBLY NATURAL RESOURCES, BRYAN, ISAAC, Chair

Summary: The California Constitution declares various inalienable rights of the people, including the right to enjoy and defend life and liberty, acquire, possess, and protect property, and pursue and obtain safety, happiness, and privacy. This measure would amend the California Constitution to declare that the people have a right to clean air and water and a healthy environment.

Position **Priority**
Support 1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	OUA		Watch						

SB 37

(Caballero D) Older Adults and Adults with Disabilities Housing Stability Act.

Current Text: Amended: 1/22/2024 [html](#) [pdf](#)

Current Analysis: 01/23/2024 [Senate Floor Analyses \(text 1/22/2024\)](#)

Last Amend: 1/22/2024

Status: 1/29/2024-Read third time. Passed. (Ayes 36. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

Location: 1/29/2024-A. DESK

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law establishes various programs to address homelessness, including requiring the Governor to create an Interagency Council on Homelessness and establishing the Homeless Emergency Aid program for the purpose of providing localities with one-time grant funds to address their immediate homelessness challenges, as specified. Current law commits to the Department of Housing and Community Development the administration of various housing assistance programs, including provisions relating to residential hotel rehabilitation and tasks the department, in consultation with each council of governments, with the determination of each region's existing and projected housing need. This bill would, upon an appropriation by the Legislature for this express purpose, require the Department of Housing and Community Development, commencing January 1, 2025, to begin developing the Older Adults and Adults with Disabilities Housing Stability Pilot Program.

Position **Priority**
Support 1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Support	OUA				Support	no rating	Support		

SB 479

(Durazo D) Termination of tenancy: no-fault just cause: natural person.

Current Text: Chaptered: 3/25/2024 [html](#) [pdf](#)

Current Analysis: 03/13/2024 [Senate Floor Analyses \(text 2/29/2024\)](#)

Last Amend: 2/29/2024

Status: 3/25/2024-Approved by the Governor. Chaptered by Secretary of State. Chapter 8, Statutes of 2024.

Location: 3/25/2024-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law, after a tenant has continuously and lawfully occupied a residential real property for 12 months, prohibits the owner of the residential real property from terminating the tenancy without just cause and requires that just cause to be stated in the written notice to terminate

tenancy. Current law distinguishes between at-fault just cause and no-fault just cause and defines no-fault just cause to mean intent to occupy the residential real property by the owner or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents, withdrawal of the residential real property from the rental market, the owner complying with specified government orders that necessitate vacating the real property, and intent to demolish or to substantially remodel the residential real property. Current law defines "owner" for these purposes to mean either a natural person who has at least a 25% recorded ownership interest in the property or a natural person who has any recorded ownership interest in the property if 100% of the recorded ownership is divided among owners who are related to each other as sibling, spouse, domestic partner, child, parent, grandparent, or grandchild. Current law defines "natural person" for these purposes to include a natural person who is a settlor or beneficiary of a family trust or, if the property is owned by a limited liability company or partnership, a natural person with a 25% ownership interest in the property, as specified. This bill would revise the definition of "natural person" to instead include, if the property is owned by a limited liability company or partnership, a natural person who is a beneficial owner, as defined, with least a 25% ownership interest in the property.

Position **Priority**
1b

Notes: Will become a Durazo bill regarding SB 567 clean-up

SB 584 **(Limón D) Laborforce housing: Short-Term Rental Tax Law.**

Current Text: Amended: 5/18/2023 [html](#) [pdf](#)

Current Analysis: 05/26/2023 [Senate Floor Analyses \(text 5/18/2023\)](#)

Last Amend: 5/18/2023

Status: 6/29/2023-June 28 set for first hearing canceled at the request of author.

Location: 6/15/2023-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would enact the Laborforce Housing Financing Act of 2023, and define "laborforce housing" as housing that, among other things, is owned and managed by specified entities solely for the benefit of residents and households unable to afford market rent, and whose residents enjoy certain protections. The bill would establish the Laborforce Housing Fund in the State Treasury, and would make moneys in the fund available to the department, upon appropriation by the Legislature, for the creation of laborforce housing and other specified housing projects by public entities, local housing authorities, and mission-driven nonprofit housing providers, as provided.

Position **Priority**
1b

Notes: 6/27 - Dead for the year

SB 924 **(Bradford D) Tenancy: credit reporting: lower income households.**

Current Text: Introduced: 1/11/2024 [html](#) [pdf](#)

Current Analysis: 03/29/2024 [Senate Judiciary \(text 1/11/2024\)](#)

Status: 3/14/2024-Set for hearing April 2.

Location: 2/14/2024-S. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/2/2024 1:30 p.m. - 1021 O Street, Room 2100 SENATE JUDICIARY, UMBERG, THOMAS, Chair

Summary: Current law requires a landlord of an assisted housing development, as defined, to offer tenants obligated on the lease of units in the development the option of having their rental payments reported to at least one consumer reporting agency through a written election of rent reporting, as specified. Current law authorizes a landlord to charge a tenant that elects to have rent reported the lesser of \$10 per month or the actual cost to the landlord to provide the service, as specified. Current law requires the Department of Financial Protection and Innovation to select an independent evaluator and requires the evaluator to report annually on the impact of these provisions, as specified. Current law repeals these provisions on January 1, 2025. This bill would delete the January 1, 2025, repeal date thereby extending the duration of these provisions indefinitely.

Position **Priority**
1b

Notes: Extends sunset. Recommend neutral.

SB 937 **(Wiener D) Development projects: permits and other entitlements: fees and charges.**

Current Text: Introduced: 1/17/2024 [html](#) [pdf](#)

Status: 3/15/2024-Set for hearing April 3.

Location: 2/21/2024-S. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/3/2024 9:30 a.m. - 1021 O Street, Room 2200 SENATE LOCAL GOVERNMENT, DURAZO, MARIA ELENA, Chair

Summary: The Planning and Zoning Law requires each county and each city to adopt a comprehensive, long-term general plan for its physical development, and the development of specified land outside its boundaries, that includes, among other mandatory elements, a housing element. The Permit Streamlining Act, among other things, requires a public agency that is the lead agency for a development project to approve or disapprove that project within specified time periods. Current law extended by 18 months the period for the expiration, effectuation, or utilization of a housing entitlement, as defined, that was issued before, and was in effect on, March 4, 2020, and that would expire before December 31, 2021, except as specified. Current law provides that if the state or a local agency extended the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement for not less than 18 months, as specified, that housing entitlement would not be extended an additional 18 months pursuant to these provisions. This bill would extend by 18 months the period for the expiration, effectuation, or utilization of a housing entitlement, as defined, that was issued before January 1, 2024, and that will expire before December 31, 2025, except as specified. The bill would toll this 18-month extension during any time that the housing entitlement is the subject of a legal challenge.

Position **Priority**
Support 1b

Notes: On Housing Building Coalition letter

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Support	Support	Support			Support	Support	Support	Watch	Watch

SB 1051 (Eggman D) Victims of abuse or violence: lock changes.

Current Text: Amended: 3/20/2024 [html](#) [pdf](#)

Last Amend: 3/20/2024

Status: 3/20/2024-From committee with author's amendments. Read second time and amended. Re-referred to Com. on RLS.

Location: 2/7/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law requires a landlord to change the locks of a protected tenant’s dwelling unit upon the protected tenant’s written request not later than 24 hours after the protected tenant gives the landlord a copy of a court order or police report that restrains a person who is not a tenant of the same dwelling unit as the protected tenant from contact with the protected tenant. Current law permits the protected tenant to change the locks if the landlord fails to do so within 24 hours, as provided. For these purposes, existing law defines “protected tenant” as a tenant who has obtained a court order, as defined, or a police report showing that the tenant or the tenant’s household member is a victim of domestic violence, sexual assault, or stalking, as specified. This bill would repeal, recast, and revise these provisions to apply when a person is alleged to have committed abuse or violence against a protected tenant or the immediate family or household member of a protected tenant, and the person is not a tenant of the same dwelling unit as the protected tenant. The bill would define “protected tenant” for these purposes as either a tenant who is a victim of abuse or violence, as defined, or a tenant whose immediate family member or household member is a victim of abuse or violence. The bill would require a landlord to, at the landlord’s expense and upon the protected tenant’s written request, change the locks of a protected tenant’s dwelling unit not later than 24 hours after the protected tenant gives the landlord specified documentation.

Position **Priority**
Support 1b

SB 1055 (Min D) Accessory dwelling units: regional housing need.

Current Text: Introduced: 2/8/2024 [html](#) [pdf](#)

Status: 3/13/2024-March 19 set for first hearing canceled at the request of author.

Location: 2/21/2024-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law requires the planning agency of a city or county to provide an annual report to its legislative body, the Office of Planning and Research, and the Department of Housing and Community Development by April 1 of each year that includes, among other information, the city’s or county’s progress in meeting its share of regional housing needs, as described. Existing law, the Planning and Zoning Law, authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Current law

authorizes a local agency to impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, and maximum size of a unit. Current law prohibits a local agency from establishing height limitations for accessory dwelling units, including height limitations that would prohibit attached accessory dwelling units from attaining a height of 25 feet, as specified. This bill would prohibit a qualifying local agency from imposing height limitations that would prohibit an attached accessory dwelling unit from attaining a height of 16 feet, as specified. The bill would define "qualifying local agency" as a local agency that the Department of Housing and Community Development has determined that the number of housing units that have been entitled by the local agency, as shown on its most recent annual progress report, is greater than the local agency's share of the regional housing need, for the low- and very low income categories, prorated for that annual reporting period.

Position **Priority**
Oppose 1b

Notes: AAGLA Opposes, on HBA Coalition Letter

SB 1077 (Blakespear D) Coastal resources: coastal development permits: accessory and junior accessory dwelling units: parking requirements.

Current Text: Introduced: 2/12/2024 [html](#) [pdf](#)

Status: 3/1/2024-Set for hearing April 9.

Location: 2/21/2024-S. N.R. & W.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/9/2024 9 a.m. - 1021 O Street, Room 2100 SENATE NATURAL RESOURCES AND WATER, MIN, DAVE, Chair

Summary: The California Coastal Act of 1976 provides that a coastal development is not required for specified types of development in specified areas, as provided. Existing law, the Planning and Zoning Law, authorizes a local agency to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Current law also authorizes a local agency to provide for the creation of junior accessory dwelling units in single-family residential zones, as specified. This bill would provide that a coastal development permit shall not be required for the addition of an accessory dwelling unit or a junior accessory dwelling unit that is proposed to be developed on a lot with an existing residential structure, as provided. The bill would provide, as an exception to the above, that a coastal development permit may be required for the development of an accessory dwelling unit or a junior accessory dwelling unit that is proposed to be located in specified locations.

Position **Priority**
Oppose 1b

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
	Support								

SB 1103 (Menjivar D) Tenancy of commercial real properties: agreements: securities.

Current Text: Introduced: 2/13/2024 [html](#) [pdf](#)

Status: 2/21/2024-Referred to Com. on JUD.

Location: 2/21/2024-S. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law regulates the terms and conditions of tenancies, including the charging of certain fees for commercial leases. This bill would state the intent of the Legislature to subsequently amend this bill to increase transparency and equity in the application of common area maintenance and other fees charged to qualifying commercial tenants for leases executed on or after January 1, 2025.

Position **Priority**
Oppose 1b

SB 1148 (Blakespear D) Electrical service: multifamily dwellings and local government buildings.

Current Text: Introduced: 2/14/2024 [html](#) [pdf](#)

Status: 2/21/2024-Referred to Coms. on E., U. & C. and L., P.E. & R.

Location: 2/21/2024-S. E. U., & C.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law requires the Public Utilities Commission to require every residential unit in an apartment house or similar multiunit residential structure, condominium, or mobilehome park issued a building permit on or after July 1, 1982, with certain exceptions, to be individually metered for electrical and gas service. This bill would add an exception from the requirement that every residential unit be

individually metered for electrical service for a multifamily dwelling that includes a microgrid, as defined, and that meets specified requirements, including, among other things, that each tenant's electricity costs are less than what the tenant would have paid without the deployment of the microgrid, that the multifamily dwelling uses electricity generated from renewable energy resources, that all construction workers employed in the construction of the dwelling are paid at least the general prevailing rate of wages, as specified, and that the owner of the dwelling bills tenants using one of 3 specified methods. The bill would require the commission to authorize the use of a master meter in any building owned or operated by a local government.

Position **Priority**
1b

SB 1164 (Newman D) Property taxation: new construction exclusion: accessory dwelling units.

Current Text: Introduced: 2/14/2024 [html](#) [pdf](#)

Status: 3/19/2024-Set for hearing April 10.

Location: 2/21/2024-S. REV. & TAX

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/10/2024 9:30 a.m. - 1021 O Street, Room 1200 SENATE REVENUE AND TAXATION, GLAZER, STEVE, Chair

Summary: The California Constitution generally limits ad valorem taxes on real property to 1% of the full cash value of that property. For purposes of this limitation, "full cash value" is defined as the assessor's valuation of real property as shown on the 1975-76 tax bill under "full cash value" or, thereafter, the appraised value of that real property when purchased, newly constructed, or a change in ownership has occurred. This bill would exclude from classification as "newly constructed" and "new construction" the construction of an accessory dwelling unit, as defined, until 15 years have passed since construction on the accessory dwelling unit was completed or there is a subsequent change in ownership of the accessory dwelling unit. The bill would require the property owner to, prior to or within 30 days of completion of the project, notify the assessor that the property owner intends to claim the exclusion for an accessory dwelling unit and submit an affidavit stating that the owner shall make a good faith effort to ensure the unit will be used as residential housing for the duration the owner receives the exclusion. The bill would require the State Board of Equalization to prescribe the manner and form for claiming the exclusion and would require all additional documents necessary to support the exclusion to be filed by the property owner with the assessor not later than 6 months after the completion of the project. Because this bill would require an affidavit by a property owner and a higher level of service from county assessors, it would impose a state-mandated local program.

Position **Priority**
1b

SB 1211 (Skinner D) Land use: accessory dwelling units: ministerial approval.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)

Current Analysis: 03/14/2024 [Senate Housing \(text 2/15/2024\)](#)

Last Amend: 3/21/2024

Status: 3/21/2024-Read second time and amended. Re-referred to Com. on L. GOV.

Location: 3/20/2024-S. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: This bill, in connection with the ministerial approval of a building permit for an accessory dwelling unit under one of the above-described variations, would additionally prohibit a local agency from requiring the replacement of parking spaces when a carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of or conversion to an accessory dwelling unit.

Position **Priority**
1b

SB 1212 (Skinner D) Investment entities: purchasing and acquisition interests in housing.

Current Text: Amended: 3/19/2024 [html](#) [pdf](#)

Last Amend: 3/19/2024

Status: 3/19/2024-From committee with author's amendments. Read second time and amended. Re-referred to Com. on JUD.

Location: 2/29/2024-S. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would, on and after January 1, 2025, prohibit an investment entity, as defined, from purchasing or acquiring an interest, as defined, in a single-family dwelling or other dwelling that consists of one or 2 residential units within this state. The bill would provide that a purchase or

acquisition of an interest in housing in violation of this prohibition is void. The bill would define "investment entity" as a real estate investment trust or an entity that manages funds pooled from investors and owes a fiduciary duty to those investors. The bill would exempt nonprofit organizations, entities primarily engaged in the construction of housing, and governmental entities from the definition of "investment entity." The bill would absolve a seller of housing from liability under these provisions if the seller obtains a written release signed by the buyer stating that the buyer is not an investment entity.

Position **Priority**
Oppose 1b

Notes: Would ban institutional investors from "purchasing, acquiring, or leasing" a single-family home or duplex for any reason.

SB 1345 (Smallwood-Cuevas D) Employment discrimination: criminal history information.

Current Text: Amended: 3/20/2024 [html](#) [pdf](#)

Last Amend: 3/20/2024

Status: 3/21/2024-April 16 hearing postponed by committee. Withdrawn from committee. Re-referred to Com. on RLS.

Location: 3/21/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The California Fair Employment and Housing Act prohibits various forms of employment discrimination and empowers the Civil Rights Department to investigate and prosecute complaints alleging unlawful practices. Current law makes it unlawful for an employer with five or more employees to, among other things, include on any application for employment, before the employer makes a conditional offer of employment to the applicant, any question that seeks the disclosure of an applicant's conviction history, except as provided. This bill would make it an unlawful employment practice for an employer to take an adverse action against an applicant based solely or in part on criminal history information, unless the employer can demonstrate that the applicant's criminal history has a direct and adverse relationship with one or more specific duties of the job and the employer's business necessity requires the adverse action.

Position **Priority**
Oppose 1b

SB 1357 (Wahab D) Housing Authority of the County of Alameda.

Current Text: Introduced: 2/16/2024 [html](#) [pdf](#)

Current Analysis: 03/14/2024 [Senate Housing \(text 2/16/2024\)](#)

Status: 3/20/2024-From committee: Do pass and re-refer to Com. on APPR with recommendation: To consent calendar. (Ayes 8. Noes 0.) (March 19). Re-referred to Com. on APPR.

Location: 3/20/2024-S. APPR.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/8/2024 10 a.m. - 1021 O Street, Room 2200 SENATE APPROPRIATIONS, CABALLERO, ANNA, Chair

Summary: The Housing Authorities Law establishes a housing authority within each county and city to undertake specified activities relating to housing for persons of low income, subject to the adoption of a resolution by the governing body of the county or city declaring the need for an authority. Current federal law provides housing assistance to low-income individuals and households in the form of vouchers, commonly known as Housing Choice Vouchers. This bill would require the Housing Authority of the County of Alameda to, by January 1, 2026, to conduct an evaluation and review of its internet website for the purpose of ensuring that the website is easily accessible and navigable, including for those that are non-English speakers. The bill would require the authority to, by March 31, 2025, publish Housing Choice Voucher program waitlist data on its internet website, as specified. The bill would require the authority to, by March 31 of each year, develop and publish on its internet website a report that includes specified information, including data regarding the effectiveness of the programs administered by the authority, data regarding properties managed by the authority, and information regarding employment with the authority.

Position **Priority**
Oppose 1b

SB 1465 (Archuleta D) State building standards.

Current Text: Introduced: 2/16/2024 [html](#) [pdf](#)

Current Analysis: 03/28/2024 [Senate Housing \(text 2/16/2024\)](#)

Status: 3/6/2024-Set for hearing April 2.

Location: 2/29/2024-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Calendar: 4/2/2024 1:30 p.m. - 1021 O Street, Room 1200 SENATE HOUSING, SKINNER, NANCY, Chair
Summary: The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires, for those purposes, that any building, including any dwelling unit, be deemed to be a substandard building when a health officer determines that any one of specified listed conditions exists to the extent that it endangers the life, limb, health, property, safety, or welfare of the public or its occupants. This bill would instead specify that a building be deemed a substandard building when a health officer determines that any of those listed conditions exist to the extent that it endangers the life, limb, health, property, safety, or welfare of the occupants of the building, nearby residents, or the public. The bill would clarify that the term "substandard building" for purposes of the State Housing Law means a residential building or any other building that is deemed to be substandard pursuant to the provisions described above and would clarify that standard applies regardless of the zoning designation or approved use of the building.

Position **Priority**
1b

SB 1474 (Allen D) Public utilities: intervenor compensation.

Current Text: Amended: 3/20/2024 [html](#) [pdf](#)

Last Amend: 3/20/2024

Status: 3/20/2024-From committee with author's amendments. Read second time and amended. Re-referred to Com. on RLS.

Location: 2/16/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Current law provides compensation for reasonable advocate's fees, reasonable expert witness fees, and other reasonable costs to public utility customers for preparation for and participation in a hearing or proceeding of the Public Utilities Commission. Current law defines "customer" for these purposes to include, among other individuals, a participant representing consumers, customers, or subscribers of any electrical, gas, telephone, telegraph, or water corporation subject to the jurisdiction of the commission. Current law requires the commission to award a customer compensation if certain requirements are satisfied, including that the customer's presentation makes a substantial contribution to the adoption of the commission's order or decision. Current law defines "substantial contribution" for these purposes to mean that, in the judgment of the commission, the customer's presentation has substantially assisted the commission in the making of its order or decision because the order or decision has adopted in whole or in part one or more contentions or recommendations presented by the customer. Current law requires a customer who intends to seek compensation to timely file and serve on all parties to the proceeding a notice of intent to claim compensation, as specified. Current law requires the commission to issue a decision on the request for compensation within 75 days after the filing of the request or within 50 days after the filing of a report on an audit of the customer by the commission, whichever occurs later. This bill would add a participant representing patrons or employees of any electrical, gas, telephone, telegraph, or water corporation to the definition of "customer" for these purposes. The bill would expand the definition of "substantial contribution" to include situations in which the commission's order or decision is informed by reasoned decisionmaking made possible by the customer's presentation even if the customer's contentions or recommendations are not adopted by the commission.

Position **Priority**
1b

SB 1506 (Stern D) Housing Crisis Act of 2019.

Current Text: Introduced: 2/16/2024 [html](#) [pdf](#)

Status: 2/29/2024-Referred to Com. on RLS.

Location: 2/16/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The Housing Crisis Act of 2019, among other things, prohibits an affected city or affected county from approving any development project that will require the demolition of occupied or vacant protected units, or that is located on a site where protected units were demolished in the previous 5 years, unless specified requirements are satisfied. Current law defines various terms for the purpose of carrying out these provisions. This bill would make nonsubstantive changes to the definition provisions.

Position **Priority**
1b

AB 578

(Berman D) Multifamily Housing Program: No Place Like Home Program.

Current Text: Amended: 5/18/2023 [html](#) [pdf](#)

Current Analysis: 08/18/2023 [Senate Appropriations \(text 5/18/2023\)](#)

Last Amend: 5/18/2023

Status: 9/1/2023-In committee: Held under submission.

Location: 8/21/2023-S. APPR. SUSPENSE FILE

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Under current law, the principal and accumulated interest of a loan issued under the Multifamily Housing Program is due and payable upon the completion of the term of the loan. Current law prohibits the amount of the required loan payments from exceeding 0.42% per annum for the first 30 years of the loan term. This bill would prohibit, for the first 30 years of the loan term, the amount of the required loan payments from exceeding 0.42% per annum or \$260 per assisted unit, whichever is less. The bill would authorize the department to adjust the \$260 cap for inflation based on the California Consumer Price Index, as specified.

Position **Priority**
2

AB 817

(Pacheco D) Open meetings: teleconferencing: subsidiary body.

Current Text: Amended: 1/17/2024 [html](#) [pdf](#)

Current Analysis: 01/18/2024 [Assembly Floor Analysis \(text 1/17/2024\)](#)

Last Amend: 1/17/2024

Status: 1/25/2024-Read third time. Passed. Ordered to the Senate. (Ayes 54. Noes 8.) In Senate. Read first time. To Com. on RLS. for assignment.

Location: 1/25/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Ralph M. Brown Act requires, with specified exceptions, each legislative body of a local agency to provide notice of the time and place for its regular meetings and an agenda containing a brief general description of each item of business to be transacted. The act also requires that all meetings of a legislative body be open and public, and that all persons be permitted to attend unless a closed session is authorized. The act generally requires for teleconferencing that the legislative body of a local agency that elects to use teleconferencing post agendas at all teleconference locations, identify each teleconference location in the notice and agenda of the meeting or proceeding, and have each teleconference location be accessible to the public. Existing law also requires that, during the teleconference, at least a quorum of the members of the legislative body participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction. Current law authorizes the legislative body of a local agency to use alternate teleconferencing provisions during a proclaimed state of emergency (emergency provisions) and, until January 1, 2026, in certain circumstances related to the particular member if at least a quorum of its members participate from a singular physical location that is open to the public and situated within the agency’s jurisdiction and other requirements are met (nonemergency provisions). This bill, until January 1, 2026, would authorize a subsidiary body, as defined, to use similar alternative teleconferencing provisions and would impose requirements for notice, agenda, and public participation, as prescribed. In order to use teleconferencing pursuant to this act, the bill would require the legislative body that established the subsidiary body by charter, ordinance, resolution, or other formal action to make specified findings by majority vote, before the subsidiary body uses teleconferencing for the first time and every 12 months thereafter.

Position **Priority**
2

Notes: Deals with Brown Act notice

AB 930

(Friedman D) Local government: Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts.

Current Text: Amended: 1/22/2024 [html](#) [pdf](#)

Current Analysis: 01/24/2024 [Assembly Floor Analysis \(text 1/22/2024\)](#)

Last Amend: 1/22/2024

Status: 1/29/2024-Read third time. Passed. Ordered to the Senate. (Ayes 52. Noes 16.) In Senate. Read first time. To Com. on RLS. for assignment.

Location: 1/29/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would authorize the legislative bodies of 2 or more cities or counties to jointly form a

Reinvestment in Infrastructure for a Sustainable and Equitable California district (RISE district) in accordance with specified procedures. The bill would authorize a special district to join a RISE district, by resolution, as specified. The bill would require the Office of Planning and Research (OPR) to develop guidelines for the formation of RISE districts no later than November 30, 2026. The bill would provide for the establishment of a governing board of a RISE district with representatives of each participating local government.

Position **Priority**
2

Notes: RISE, SPUR, and Civic Well sponsoring. Allows for two local jurisdictions to form a new infill improvement district. Details will be developed via regulation. CEQA exempt. Requirement that 20% of all new are affordable.

AB 1043 (Essayli R) Residential real property: foreclosure.

Current Text: Amended: 8/28/2023 [html](#) [pdf](#)

Current Analysis: 09/12/2023 [Assembly Floor Analysis \(text 8/28/2023\)](#)

Last Amend: 8/28/2023

Status: 9/14/2023-Assembly refused to concur in Senate amendments. (Ayes 22. Noes 15.) Motion to reconsider made by Assembly Member Essayli.

Location: 9/12/2023-A. RECONSIDERATION

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/1/2024 #23 ASSEMBLY MOTION TO RECONSIDER

Summary: Current law prescribes various requirements to be satisfied before the exercise of a power of sale under a mortgage or deed of trust and prescribes a procedure for the exercise of that power. This bill would prohibit a person from contacting, soliciting, or initiating communication with an owner to claim the surplus funds from a foreclosure sale of the owner’s residence before 90 days after the trustee’s deed has been required.

Position **Priority**
2

AB 1505 (Rodriguez D) Seismic retrofitting: soft story multifamily housing.

Current Text: Amended: 7/3/2023 [html](#) [pdf](#)

Current Analysis: 08/24/2023 [Senate Floor Analyses \(text 7/3/2023\)](#)

Last Amend: 7/3/2023

Status: 9/14/2023-Ordered to inactive file at the request of Senator McGuire.

Location: 9/14/2023-S. INACTIVE FILE

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law establishes the Seismic Retrofitting Program for Soft Story Multifamily Housing for the purposes of providing financial assistance to owners of soft story multifamily housing for seismic retrofitting to protect individuals living in multifamily housing that have been determined to be at risk of collapse in earthquakes, as specified. Current law also establishes the Seismic Retrofitting Program for Soft Story Multifamily Housing Fund, and its subsidiary account, the Seismic Retrofitting Account, within the State Treasury. Current law provides that the Legislature will appropriate \$250,000,000 from the General Fund in the 2023–24 Budget Act to the Seismic Retrofitting Program for Soft Story Multifamily Housing Fund for the purposes of carrying out the program. Current law requires the CRMP to develop and administer the program, as specified. Existing law makes these provisions inoperative on July 1, 2042, and repeals them as of January 1, 2043. Current federal law, the Robert T. Stafford Disaster Relief and Emergency Assistance Act, establishes various grant opportunities, including the Hazard Mitigation Grant Program and Building Resilient Infrastructure and Communities grant program, to support hazard mitigation projects. This bill would remove the requirement for the Legislature to appropriate \$250,000,000 from the General Fund in the 2023–24 Budget Act to the Seismic Retrofitting Program for Soft Story Multifamily Housing Fund. The bill would authorize the Office of Emergency Services to dedicate federal Hazard Mitigation Grant Program and Building Resilient Infrastructure and Communities application funding to specified projects to augment and support the Seismic Retrofitting Program for Soft Story Multifamily Housing.

Position **Priority**
Support 2

Notes: Letter sent to author's office.

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
Support	Watch	Abstain	Support	Support	Support	Oppose	Support	Support	Support

AB 1782 (Ta R) Redevelopment: successor agencies: Low and Moderate Income Housing Asset Fund.

Current Text: Introduced: 1/3/2024 [html](#) [pdf](#)

Current Analysis: 03/18/2024 [Assembly Housing And Community Development \(text 1/3/2024\)](#)

Status: 3/20/2024-From committee: Do pass and re-refer to Com. on L. GOV. with recommendation: To Consent Calendar. (Ayes 9. Noes 0.) (March 20). Re-referred to Com. on L. GOV.

Location: 3/20/2024-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/10/2024 1:30 p.m. - State Capitol, Room 447 ASSEMBLY LOCAL GOVERNMENT, CARRILLO, JUAN, Chair

Summary: Current law dissolved redevelopment agencies and community development agencies as of February 1, 2012, and provides for the designation of successor agencies to wind down the affairs of the dissolved redevelopment agencies and to, among other things, make payments due for enforceable obligations and to perform duties required by any enforceable obligation. Current law authorizes the city, county, or city and county that created a former redevelopment agency to elect to retain the housing assets and functions previously performed by the former redevelopment agency. Current law requires the housing successor to maintain any funds transferred to it, together with any funds generated from housing assets in a separate Low and Moderate Income Housing Asset Fund to be used in accordance with applicable housing-related provisions of the Community Redevelopment Law, except as specified. Current law requires the housing successor to expend funds received from the successor agency to meet its enforceable obligations, and for specified administrative and monitoring costs relating to ensuring the long-term affordability of units subject to affordability restrictions. Current law authorizes a housing successor, if it has fulfilled specified obligations regarding the replacement of dwelling units, to expend up to \$250,000 per fiscal year for homeless prevention and rapid rehousing services, including the provision of short-term or medium-term rental assistance, contributions toward the construction of local or regional homeless shelters, and housing relocation and stabilization services. This bill would increase the amount that a housing successor may expend on those homeless prevention and rapid rehousing services to \$500,000.

Position **Priority**
2

[AB 1812](#) (Gabriel D) Budget Act of 2024.

Current Text: Introduced: 1/10/2024 [html](#) [pdf](#)

Status: 1/16/2024-Referred to Com. on BUDGET.

Location: 1/16/2024-A. BUDGET

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would make appropriations for the support of state government for the 2024–25 fiscal year.

Position **Priority**
2

[AB 1948](#) (Rendon D) Homeless multidisciplinary personnel teams.

Current Text: Amended: 3/12/2024 [html](#) [pdf](#)

Current Analysis: 03/30/2024 [Assembly Human Services \(text 3/12/2024\)](#)

Last Amend: 3/12/2024

Status: 3/13/2024-Re-referred to Com. on HUM. S.

Location: 2/12/2024-A. HUM. S.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/2/2024 1:30 p.m. - State Capitol, Room 444 ASSEMBLY HUMAN SERVICES, LEE, ALEX, Chair

Summary: Current law authorizes a county to establish a homeless adult and family multidisciplinary personnel team with the goal of facilitating the expedited identification, assessment, and linkage of homeless individuals to housing and supportive services within that county, and to allow provider agencies and members of the personnel team to share confidential information for the purpose of coordinating housing and supportive services to ensure continuity of care. Current law, until January 1, 2025, authorizes the Counties of Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Clara, and Ventura to expand the goals of the homeless adult and family multidisciplinary personnel team to include facilitating the expedited identification, assessment, and linkage of individuals at risk of homelessness, as defined, to housing and supportive services, and the expedited prevention of homelessness. This bill would additionally authorize the County of San Mateo to expand the goals of the homeless adult and family multidisciplinary personnel team, as specified above.

Position **Priority**
2

[AB 2056](#) (Wallis R) Homelessness spending portal.

Current Text: Introduced: 2/1/2024 [html](#) [pdf](#)
Status: 2/12/2024-Referred to Com. on H. & C.D.
Location: 2/12/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law requires the Governor to create a California Interagency Council on Homelessness to serve as a statewide facilitator, coordinator, and policy development resource on ending homelessness in California, among other things. Current law requires the council to create a statewide data system with a goal of matching data on homelessness to programs impacting homeless recipients of state programs. On or before July 1, 2025, this bill would require the Department of Finance, in coordination with the council, to create a public internet website portal that tracks and reports all state spending related to homelessness, as specified.

Position **Priority**
2

[AB 2199](#) ([Berman D](#)) California Environmental Quality Act: exemption: residential or mixed-use housing projects.

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)
Last Amend: 3/18/2024
Status: 3/19/2024-Re-referred to Com. on NAT. RES.
Location: 3/18/2024-A. NAT. RES.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law, until January 1, 2025, exempts from the California Environmental Quality Act (CEQA) residential or mixed-use housing projects, as defined, located in unincorporated areas of a county meeting certain requirements. Current law requires a lead agency, if the lead agency determines that a residential or mixed-use housing project qualifies for this exemption from CEQA and determines to approve or carry out the project, to file a notice of exemption with the Office of Planning and Research and the county clerk in the county in which the project is located. This bill would extend the operation of that exemption indefinitely. By also extending indefinitely the requirement on a lead agency to determine the applicability of the exemption and to file a notice of exemption with the office and the county clerk, this bill would impose a state-mandated local program.

Position **Priority**
2

[AB 2202](#) ([Rendon D](#)) Short-term rentals: disclosure: cleaning tasks.

Current Text: Amended: 3/21/2024 [html](#) [pdf](#)
Current Analysis: 03/28/2024 [Assembly Business And Professions \(text 3/21/2024\)](#)
Last Amend: 3/21/2024
Status: 3/21/2024-Referred to Com. on B. & P. From committee chair, with author's amendments: Amend, and re-refer to Com. on B. & P. Read second time and amended.
Location: 3/21/2024-A. B.&P.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/2/2024 9:30 a.m. - 1021 O Street, Room 1100 ASSEMBLY BUSINESS AND PROFESSIONS, BERMAN, MARC, Chair

Summary: Current law, commencing July 1, 2024, prohibits a place of short-term lodging, an internet website, application, or other similar centralized platform, or any other person from advertising, displaying, or offering a room rate that does not include all fees or charges required to stay at the short-term lodging, and requires that they include in the total price to be paid, all taxes and fees imposed by a government on the stay before the consumer reserves the stay. This bill would require a place of short-term lodging, an internet website, application, or other similar centralized platform, or any other person to also disclose any additional fees or charges that will be added to the total price to be paid, or other penalty that will be imposed, if the consumer fails to perform certain cleaning tasks at the end of the stay, and to explicitly describe the cleaning tasks in a written or electronic notice that is affirmatively acknowledged by the consumer before the consumer reserves the stay.

Position **Priority**
2

[AB 2260](#) ([Calderon D](#)) California FAIR Plan Association: reporting.

Current Text: Amended: 3/11/2024 [html](#) [pdf](#)
Last Amend: 3/11/2024
Status: 3/12/2024-Re-referred to Com. on INS.
Location: 2/26/2024-A. INS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/3/2024 9 a.m. - State Capitol, Room 437 ASSEMBLY INSURANCE, CALDERON, LISA, Chair
Summary: Current law requires the California FAIR Plan Association to develop and implement clearinghouse programs for residential and commercial policies to help reduce the number of existing FAIR Plan policies. This bill would require the association, until December 31, 2027, to quarterly provide specified information about policies and clearinghouse program progress to the Insurance Commissioner, the Assembly Committee on Insurance, and the Senate Committee on Insurance, and to post the information on the association's public internet website.

Position **Priority**
2

AB 2338 (Jones-Sawyer D) Statewide Homelessness Coordinator.

Current Text: Amended: 3/4/2024 [html](#) [pdf](#)

Last Amend: 3/4/2024

Status: 3/13/2024-In committee: Set, first hearing. Hearing canceled at the request of author.

Location: 3/4/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law requires the Interagency Council on Homelessness to, among other things, identify mainstream resources, benefits, and services that can be accessed to prevent and end homelessness in California and promote systems integration to increase efficiency and effectiveness to address the needs of people experiencing homelessness. This bill would require the Governor to appoint a Statewide Homelessness Coordinator, within the Governor's office, to serve as the lead person for ending homelessness in California. This bill would require the coordinator to perform prescribed duties, including, among others, identifying a local leader in each relevant city, county, city and county, or other jurisdiction to serve as a liaison between the coordinator and that jurisdiction, overseeing homelessness programs, services, data, and policies between federal, state, and local agencies, coordinating the timing of release of funds and applications for funding for housing and housing-based services impacting Californians experiencing homelessness, and, in collaboration with local leaders, providing annual recommendations to the Legislature and the Governor, as specified.

Position **Priority**
2

AB 2431 (Mathis R) Taxation: Transactions and Use Tax Law: limit increase.

Current Text: Introduced: 2/13/2024 [html](#) [pdf](#)

Status: 3/4/2024-Referred to Coms. on L. GOV. and REV. & TAX.

Location: 3/4/2024-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law authorizes cities and counties, subject to certain limitations and approval requirements, to levy a transactions and use tax for general or specific purposes, in accordance with the procedures and requirements set forth in the Transactions and Use Tax Law, including a requirement that the combined rate of all taxes that may be imposed in accordance with that law in the county not exceed 2%. This bill would authorize a city, county, or city and county to impose a transactions and use tax at a rate of no more than an unspecified percentage that, in combination with other transactions and use taxes, would exceed the above-described combined rate limit of 2%, if certain conditions are met, including that the city, county, or city and county has reached the 2% rate limitation.

Position **Priority**
2

AB 2485 (Carrillo, Juan D) Regional housing need: determination.

Current Text: Amended: 3/19/2024 [html](#) [pdf](#)

Last Amend: 3/19/2024

Status: 3/20/2024-Re-referred to Com. on H. & C.D.

Location: 3/18/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/17/2024 9 a.m. - State Capitol, Room 127 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, WARD, CHRISTOPHER, Chair

Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, which includes, among other mandatory elements, a housing element. That law requires, for the 4th and subsequent revisions of

the housing element, the Department of Housing and Community Development (department) to determine the existing and projected need for housing for each region, as specified. That law requires the department, in consultation with the council of governments, to determine the existing and projected need of housing for each region in a specified manner. That law requires the department's determination to be based upon population projections produced by the Department of Finance, as specified. That law also requires the department to meet and consult with the council of governments regarding the assumptions and methodologies to be used to determine each region's housing need and requires the council of governments to provide data assumptions from the council of governments' projections, as specified. That law authorizes the department to accept or reject the information provided by the council of governments and, after consultation with each council of governments, to make determinations on the council of governments' data assumptions and the methodology the department will use to determine each region's housing need. That law requires the department to provide its determinations to each council of governments, as specified. This bill would require the department to publish on its internet website the data sources, analyses, and methodology, as specified, prior to finalization of the regional determination.

Position **Priority**
2

AB 2592 (Grayson D) Local planning: housing elements: water and sewer services.

Current Text: Amended: 3/19/2024 [html](#) [pdf](#)

Last Amend: 3/19/2024

Status: 3/20/2024-Re-referred to Com. on H. & C.D.

Location: 3/18/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/17/2024 9 a.m. - State Capitol, Room 127 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, WARD, CHRISTOPHER, Chair

Summary: The Planning and Zoning Law requires that the housing element adopted by the legislative body of the city, county, or city and county and any amendments made to that element be delivered to all public agencies or private entities that provide water or sewer services, as described, within the territory of the legislative body. Current law requires each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households. Existing law also requires a public agency or private entity providing water or sewer services to adopt written policies and procedures not later than July 1, 2006, and at least once every 5 years thereafter, with specific objective standards for provision of services, as described. This bill would instead require each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed housing developments, which the bill would define for these purposes to include both housing developments that include units sold or rented to lower income households, as provided in existing law as described above, and housing developments constructed pursuant to specified laws providing for ministerial approval of certain housing developments or subdivision maps. The bill would also update the compliance date to adopt written policies and procedures to July 1, 2025, and continue to require the adoption of those written policies and procedures at least once every 5 years thereafter.

Position **Priority**
2

AB 2700 (Gabriel D) Emergency medical services: alternate destinations.

Current Text: Amended: 3/11/2024 [html](#) [pdf](#)

Last Amend: 3/11/2024

Status: 3/12/2024-Re-referred to Com. on HEALTH.

Location: 3/11/2024-A. HEALTH

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/9/2024 1:30 p.m. - 1021 O Street, Room 1100 ASSEMBLY HEALTH, BONTA, MIA, Chair

Summary: Current law authorizes a local EMS agency to develop a community paramedicine or triage to alternate destination program that, among other things, selects providers to triage individuals to mental health facilities and sobering centers as alternates to emergency departments. Current law requires the Emergency Medical Services Authority to develop and, after approval by the Commission on Emergency Medical Services, adopt regulations and establish minimum standards for the development of those programs. This bill would require the state to survey and analyze the facilities in each county that can serve as an alternate destination facility. The bill would require a local emergency medical services agency to develop an alternate destination facility plan with protocols for transporting an individual to an alternate destination facility instead of an emergency department.

Position **Priority**
2

AB 2729 (Patterson, Joe R) Residential fees and charges.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 3/4/2024-Referred to Coms. on L. GOV. and H. & C.D.

Location: 3/4/2024-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/10/2024 1:30 p.m. - State Capitol, Room 447 ASSEMBLY LOCAL GOVERNMENT, CARRILLO, JUAN, Chair

Summary: Current law prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except that the payment may be required sooner if the local agency determines that the fees or charges will be collected for public improvements or facilities for which an account has been established and funds appropriated and for which the local agency has adopted a proposed construction schedule or plan prior to final inspection or issuance of the certificate of occupancy, or if the fees or charges are to reimburse the local agency for expenditures previously made. This bill would delete the above-described authorization for a local agency to require payment of fees or charges prior to the date of final inspection or issuance of the certificate of occupancy, whichever occurs first.

Position **Priority**
2

Notes: Author told Kate not moving.

AB 2813 (Aguiar-Curry D) Government Investment Act.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 2/16/2024-From printer. May be heard in committee March 17.

Location: 2/15/2024-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Legislature adopted ACA 1 at the 2023–24 Regular Session of the Legislature, which, if approved by the voters, would amend and add provisions of the California Constitution to (1) create an additional exception to the 1% limit on the ad valorem tax rate on real property by authorizing a local jurisdiction to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, if the proposition proposing that tax is approved by 55% of the voters in that local jurisdiction; and (2) authorize a local jurisdiction to impose, extend, or increase a sales and use tax to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, if the proposition proposing that tax is approved by 55% of the voters in that local jurisdiction. Pursuant to the existing law described above, ACA 1 is scheduled to appear on the ballot at the November 5, 2024, statewide general election. This bill would authorize a local government that imposes a tax under ACA 1 to commit revenues to affordable housing programs, including downpayment assistance, first-time home buyer programs, and owner-occupied affordable housing rehabilitation programs. The bill would require a local government to ensure that any project that is funded with ACA 1 bonded indebtedness or ACA 1 special taxes to have an estimated useful life of at least 15 years or 5 years if the funds are for specified public safety buildings, facilities, and equipment.

Position **Priority**
2

AB 2835 (Gabriel D) Motels and hotels: publicly funded shelter programs.

Current Text: Amended: 3/11/2024 [html](#) [pdf](#)

Last Amend: 3/11/2024

Status: 3/12/2024-Re-referred to Com. on H. & C.D.

Location: 3/11/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law provides that the continued occupancy of a shelter program participant in a motel or hotel does not constitute a new tenancy and is not considered a "person who hires" for purposes of an unlawful detainer action if the shelter program meets specified requirements. Current law prohibits specified provisions of the California Building Standards Code from causing a motel or hotel to be designated as nontransient solely as a result of a shelter program participant's occupancy in the motel or hotel beyond a 30-day period, or from being interpreted to restrict the duration of occupancy for shelter program participants. Current law prohibits a hotel or motel from adopting specified policies or imposing charges or fees specifically for shelter program participants, and prohibits requiring those participants to check out and reregister or move out of or between rooms while

actively enrolled in a shelter program for purposes of preventing occupants from establishing rights of tenancy. Existing law repeals these provisions on January 1, 2025. This bill would delete the January 1, 2025, repeal date, thereby extending operation of the above-described provisions indefinitely.

Position **Priority**
2

[AB 2894](#) (Gallagher R) Urban water use targets: indoor residential water use.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 2/16/2024-From printer. May be heard in committee March 17.

Location: 2/15/2024-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Existing law requires the state to achieve a 20% reduction in urban per capita water use in California. Existing law requires each urban retail water supplier to develop urban water use targets and an interim urban water use target, as specified, and states the intent of the Legislature that the urban water use targets cumulatively result in a 20% reduction from the baseline daily per capita water use. Existing law requires the Department of Water Resources to develop technical methodologies and criteria, as provided, for purposes of these provisions. This bill would make a nonsubstantive change to the provision requiring the department to develop technical methodologies and criteria.

Position **Priority**
2

[AB 2910](#) (Santiago D) State Housing Law: local regulations: conversion of commercial or industrial buildings.

Current Text: Amended: 3/19/2024 [html](#) [pdf](#)

Last Amend: 3/19/2024

Status: 3/20/2024-Re-referred to Com. on H. & C.D.

Location: 3/18/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The California Building Standards Law establishes the California Building Standards Commission within the Department of General Services. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code, which is required to be published once every 3 years. The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. That law requires the building department of every city or county to enforce within its jurisdiction the provisions of the California Building Standards Code, the provisions of the State Housing Law, and specified other rules and regulations promulgated pursuant to that law. That law authorizes a city or county to adopt alternative building regulations for the conversion of commercial or industrial buildings to joint living and work quarters, as specified. This bill would additionally authorize a city or county to adopt alternative building regulations for the conversion of commercial or industrial buildings to residential uses, as specified. The bill would require a city or county to have a housing element compliant with law and to be designated prohousing, before the city or county is authorized to adopt alternative building regulations pursuant to this bill. This bill, before the city or county is authorized to adopt alternative building regulations, would require the city or county to submit proposed alternative building regulations to the commission.

Position **Priority**
2

[AB 2926](#) (Kalra D) Planning and zoning: assisted housing developments: notice of expiration of affordability restrictions.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 3/11/2024-Referred to Com. on H. & C.D.

Location: 3/11/2024-A. H. & C.D.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: (1)Existing law, the Planning and Zoning Law, requires an owner of an assisted housing development proposing the termination of a subsidy contract or prepayment of governmental assistance or of an assisted housing development in which there will be the expiration of rental restrictions to provide a notice of the proposed change to each affected tenant household residing in the assisted housing development, as specified. The Planning and Zoning Law defines "assisted housing development" for these purposes to mean a multifamily rental housing development of 5 or more units that receives governmental assistance under any of specified programs, including assistance provided by counties or cities under specified law in exchange for restrictions on the

maximum rents, as specified, and on the maximum tenant income, as specified. The Planning and Zoning law defines a "termination" for these purposes to mean an owner's decision to extend or renew its participation in a federal, state, or local government subsidy program or private, nongovernmental subsidy program for an assisted housing development, as specified. The Planning and Zoning Law defines the "expiration of rental restrictions" for these purposes to mean the expiration of rental restrictions for an assisted housing development, as specified, unless the development has other recorded agreements restricting the rent to the same or lesser levels for at least 50% of the units. This bill would instead impose the above-described notice requirement on an owner prior to the anticipated date of termination of a subsidy contract or expiration of rental restrictions or prepayment on an assisted housing development, as specified. The bill would expand the definition of "assisted housing development" to include a development that receives assistance from counties or cities in exchange for affordability restrictions, as described above, pursuant to the Middle Class Housing Act of 2022; streamlining assistance pursuant to the Affordable Housing and High Road Jobs Act of 2022; specified law providing a streamlined, ministerial approval process for certain housing developments; or the Affordable Housing on Faith and Higher Education Lands Act of 2023. The bill would revise the definition of "termination" for these purposes to instead mean the failure of an owner to extend or renew its participation in the above-described programs, as specified. The bill would also revise the definition of "expiration of rental restrictions" to instead exclude an expiration in a development that has other recorded agreements restricting the rent to the same or lesser levels for the same number of units. This bill contains other related provisions and other existing laws.

Position **Priority**
2

[AB 2937](#) [\(Wicks D\)](#) **California Environmental Quality Act: streamlined environmental reviews.**

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 2/16/2024-From printer. May be heard in committee March 17.

Location: 2/15/2024-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report (EIR) on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA establishes certain processes, such as the preparation of a master EIR or a focused EIR, to streamline the environmental review of projects. CEQA states the intentions of the Legislature in enacting those streamlined environmental review processes. This bill would make nonsubstantive changes to those statements of intent.

Position **Priority**
2

[AB 3024](#) [\(Ward D\)](#) **Civil rights.**

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)

Current Analysis: 03/29/2024 [Assembly Judiciary](#) *(text 3/18/2024)*

Last Amend: 3/18/2024

Status: 3/19/2024-Re-referred to Com. on JUD.

Location: 3/18/2024-A. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/2/2024 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, KALRA, ASH, Chair

Summary: The Ralph Civil Rights Act of 1976, affords all persons within the jurisdiction of this state the right to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, any specified personal characteristic, or position in a labor dispute, or because another person perceives them to have one or more of those characteristics. Current law authorizes a person claiming to be aggrieved by an alleged unlawful practice in violation of this right to also file a verified complaint with the Civil Rights Department. Current law defines the phrase "intimidation by threat of violence" for purposes of this provision. This bill would expand the definition of "intimidation by threat of violence" for purposes of these provisions to also include distribution of hateful materials on the private property of another without authorization for the purpose of terrorizing, as defined, the owner or occupant of that private property or in reckless disregard of the risk of terrorizing the owner or occupant of that private property.

Position **Priority**
2

[ACA 3](#)

(Lee D) Wealth tax: appropriation limits.

Current Text: Introduced: 1/19/2023 [html](#) [pdf](#)

Status: 3/30/2023-Referred to Com. on REV. & TAX.

Location: 3/30/2023-A. REV. & TAX

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would authorize the Legislature to impose a tax upon all forms of personal property or wealth, whether tangible or intangible, and would require any tax so imposed to be administered and collected by the Franchise Tax Board and the Department of Justice, as determined by the Legislature in statute. The measure would authorize the Legislature to classify any form of personal property or wealth for differential taxation or for exemption by a majority vote.

Attachments:

[FACT SHEET](#)

Position **Priority**
2

Notes: Governor came out in opposition to Wealth Tax bill and ACA. Held on Suspense in Assembly Rev&Tax.

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
			Oppose		Oppose	Oppose	Oppose		Oppose

[SB 7](#)

(Blakespear D) Planning and zoning: annual report: housing for extremely low income households.

Current Text: Amended: 1/22/2024 [html](#) [pdf](#)

Current Analysis: 01/23/2024 [Senate Floor Analyses \(text 1/22/2024\)](#)

Last Amend: 1/22/2024

Status: 1/29/2024-Read third time. Passed. (Ayes 32. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

Location: 1/29/2024-A. DESK

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development. The law requires that the annual report include, among other specified information, the number of net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, building permit, or certificate of occupancy, and the income category, by area median income, that each unit of housing satisfies, as specified. This bill would revise and recast these provisions to specify that the income category includes extremely low income households, as defined.

Position **Priority**
2

[SB 477](#)

(Committee on Housing) Accessory dwelling units.

Current Text: Chaptered: 3/25/2024 [html](#) [pdf](#)

Current Analysis: 03/13/2024 [Senate Floor Analyses \(text 3/7/2024\)](#)

Last Amend: 3/7/2024

Status: 3/25/2024-Approved by the Governor. Chaptered by Secretary of State. Chapter 7, Statutes of 2024.

Location: 3/25/2024-S. CHAPTERED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law provides for the creation by local ordinance, or by ministerial approval if a local agency has not adopted an ordinance, of accessory dwelling units to allow single-family or multifamily dwelling residential use in accordance with specified standards and conditions. Current law also provides for the creation of junior accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. This bill would make nonsubstantive changes and reorganize various provisions relating to the creation and regulation of accessory dwelling units and junior accessory dwelling units, including the provisions described above, and would make related nonsubstantive conforming changes.

Position **Priority**
2

Memo

AAGLA	AAOC	BPOA	EBRHA	NorCal	NVPOA	SPOSFI	SoCal	SB	Direct
					Hold	No rating			

[SB 917](#) (Skinner D) Budget Act of 2024.

Current Text: Introduced: 1/10/2024 [html](#) [pdf](#)

Status: 1/10/2024-Introduced. Read first time. Referred to Com. on B. & F.R. To print.

Location: 1/10/2024-S. BUDGET & F.R.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would make appropriations for the support of state government for the 2024–25 fiscal year.

Position
2

[SB 1022](#) (Skinner D) Enforcement of civil rights.

Current Text: Introduced: 2/6/2024 [html](#) [pdf](#)

Status: 3/14/2024-Set for hearing April 9.

Location: 2/14/2024-S. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/9/2024 1:30 p.m. - 1021 O Street, Room 2100 SENATE JUDICIARY, UMBERG, THOMAS, Chair

Summary: The California Fair Employment and Housing Act (FEHA) makes certain discriminatory employment and housing practices unlawful, and authorizes a person claiming to be aggrieved by an alleged unlawful practice to file a verified complaint with the department. The FEHA requires the Civil Rights Department to make an investigation in connection with a filed complaint alleging facts sufficient to constitute a violation of the FEHA, and requires the department to endeavor to eliminate the unlawful practice by conference, conciliation, and persuasion. Existing law defines terms for purposes of these provisions, in connection with unlawful practices, as specified. This bill would define the term "group or class complaint" for these provisions to include any complaint alleging a pattern or practice.

Position
2

[SB 1092](#) (Blakespear D) Coastal resources: multifamily housing development: coastal development permits: appeals.

Current Text: Amended: 3/14/2024 [html](#) [pdf](#)

Last Amend: 3/14/2024

Status: 3/14/2024-From committee with author's amendments. Read second time and amended. Referred to Com. on RLS.

Location: 2/12/2024-S. N.R. & W.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/9/2024 9 a.m. - 1021 O Street, Room 2100 SENATE NATURAL RESOURCES AND WATER, MIN, DAVE, Chair

Summary: The California Coastal Act of 1976, among other things, requires anyone wishing to perform or undertake any development in the coastal zone, in addition to obtaining any other permit required by law from any local government or from any state, regional, or local agency, to obtain a coastal development permit from the California Coastal Commission or a local government, as provided. The act authorizes an appeal to the commission for any action taken by a local government on coastal development permit applications, as provided. The act requires the commission to hear the appeal and establishes specified appeal procedures, as provided. This bill would require the commission to comply with specified appeal procedures when reviewing an appeal related to multifamily housing development, as defined, on specified sites, as defined, if the commission makes specified determinations.

Position
2

[SB 1118](#) (Eggman D) Solar on Multifamily Affordable Housing Program.

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)

Last Amend: 3/18/2024

Status: 3/18/2024-From committee with author's amendments. Read second time and amended. Referred to Com. on RLS.

Location: 2/13/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law establishes the Multifamily Affordable Housing Solar Roofs Program, also known as the Solar on Multifamily Affordable Housing Program. Current law requires the Public Utilities Commission, as part of the program, to award monetary incentives for qualifying solar energy systems, as defined, that are installed on multifamily residential properties of at least 5 rental housing units that are operated to provide deed-restricted low-income residential housing, as defined, and that meet one or more specified requirements, including, among other things, that the property is owned by a tribe, through December 31, 2032. This bill would provide that property that is owned by a tribe is not required to be deed restricted to be eligible for the program.

Position **Priority**
2

[SB 1123](#) (Caballero D) Planning and zoning: subdivisions: ministerial review.

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)
Current Analysis: 03/28/2024 [Senate Housing \(text\)](#)
Last Amend: 3/18/2024

Status: 3/18/2024-From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.

Location: 2/21/2024-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/2/2024 1:30 p.m. - 1021 O Street, Room 1200 SENATE HOUSING, SKINNER, NANCY, Chair

Summary: Existing law, known as the Starter Home Revitalization Act of 2021, among other things, requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets certain requirements, including that the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units. This bill would prohibit, if a local agency chooses to permit accessory dwelling units and junior accessory dwelling units, those units from counting as residential units for purposes of the above-described requirement that a housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units. This bill contains other related provisions and other existing laws.

Position **Priority**
2

[SB 1154](#) (Hurtado D) California Preventing Algorithmic Collusion Act of 2024.

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)
Last Amend: 3/18/2024

Status: 3/18/2024-From committee with author's amendments. Read second time and amended. Re-referred to Com. on JUD.

Location: 2/21/2024-S. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law imposes various requirements on the Attorney General related to consumer protection, including, among others, the supervision of charitable trusts and the enforcement of antitrust laws. Current law, commonly known as the Cartwright Act, identifies certain acts that are unlawful restraints of trade and unlawful trusts and prescribes provisions for its enforcement through civil actions. This bill, the California Preventing Algorithmic Collusion Act of 2024 (the act), would require a person, as defined, upon request of the Attorney General, to provide to the Attorney General a written report, as specified, on each pricing algorithm, as defined, identified in the request. The act would require that all information submitted in a report under these provisions be treated as confidential and be considered privileged and confidential trade secrets exempt from disclosure under the California Public Records Act. The act would authorize the Attorney General to share the report with the National Institute of Standards and Technology for technical assistance in understanding the report, as specified. This act would prohibit a person from using or distributing any pricing algorithm that uses, incorporates, or was trained with nonpublic competitor data, as defined. If the Attorney General has reason to believe that a person has violated these provisions, the act would authorize the Attorney General to bring a civil action against the person in any court of competent jurisdiction in this state, as specified.

Position **Priority**
2

[SB 1210](#) (Skinner D) New housing construction: electrical, gas, sewer, and water service connections: charges.

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)

Last Amend: 3/18/2024

Status: 3/19/2024-Set for hearing April 2.

Location: 2/29/2024-S. E. U., & C.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/2/2024 9 a.m. - 1021 O Street, Room 1200 SENATE ENERGY, UTILITIES AND COMMUNICATIONS, BRADFORD, STEVEN, Chair

Summary: The California Constitution establishes the Public Utilities Commission, with jurisdiction over all public utilities. Current law defines the term "public utility" for certain purposes to include, among other corporations, every gas corporation, electrical corporation, water corporation, and sewer system corporation, where the service is performed for, or the commodity is delivered to, the public or any portion thereof. This bill would, for new housing construction, prohibit a connection, capacity, or other point of connection charge from a public utility, as defined, or a special district, including a municipal utility district, for electrical, gas, sewer, or water service from exceeding 1% of the reported building permit value of that housing unit. The bill would require a public utility or special district to issue an above-described charge over a period of at least 10 years commencing on the date when the housing unit is first occupied, as specified. The bill would require a public utility or special district to publicly report on its internet website the amount of any charge issued each year pursuant the above-described provision by the housing unit's address.

Position **Priority**
2

SB 1218 (Newman D) Water: emergency water supplies.

Current Text: Introduced: 2/15/2024 [html](#) [pdf](#)

Status: 2/29/2024-Referred to Com. on N.R. & W.

Location: 2/29/2024-S. N.R. & W.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would declare that it is the established policy of the state to encourage and incentivize, but not mandate, the development of emergency water supplies, and to support their use during times of water shortage.

Position **Priority**
2

SB 1383 (Bradford D) California Advanced Services Fund: Broadband Public Housing Account.

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)

Last Amend: 3/18/2024

Status: 3/19/2024-Set for hearing April 2.

Location: 2/29/2024-S. E. U., & C.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar: 4/2/2024 9 a.m. - 1021 O Street, Room 1200 SENATE ENERGY, UTILITIES AND COMMUNICATIONS, BRADFORD, STEVEN, Chair

Summary: Current law requires the Public Utilities Commission to establish the Broadband Public Housing Account in the California Advanced Services Fund and makes the moneys in the account available to the commission to award grants to low-income communities to finance projects to connect broadband networks that offer free broadband service that meets or exceeds state standards for residents of low-income communities. This bill would make moneys in the account available for grants and loans to finance projects to connect broadband networks that offer broadband service for residents of low-income communities and would revise the requirement that the broadband service be free to require certain grantees to provide residential subscribers with low-income communities with a free or low-cost broadband internet access service plan, as provided. The bill would authorize the commission to make grants to support the deployment of network devices to address barriers to consistent deployment of broadband services in a low-income community.

Position **Priority**
2

SB 1500 (Durazo D) Housing: federal waiver: income eligibility.

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)

Last Amend: 3/18/2024

Status: 3/18/2024-From committee with author's amendments. Read second time and amended. Re-referred to Com. on RLS.

Location: 2/16/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Current law establishes a low-income housing tax credit program through which, in order to promote the provision of affordable low-income housing within and throughout the state, the California Tax Credit Allocation Committee allocates low-income housing tax credits, in modified conformity with certain federal law. Current law also establishes the Department of Housing and Community Development and requires it to administer various programs regarding housing for persons with specified incomes, including the Joe Serna, Jr. Farmworker Housing Grant Program, which is funded by a continuously appropriated fund, the Multifamily Housing Program, the Infill Incentive Grant Program of 2007, the Infill Incentive Grant Program of 2019, the Transit-Oriented Development Implementation Program, which is funded by a continuously appropriated fund, the Housing for a Healthy California Program, and the Veterans Housing and Homeless Prevention Act of 2014, which is funded by a continuously appropriated fund and which the department administers in collaboration with the California Housing Finance Agency and the Department of Veterans Affairs, as specified. In jurisdictions for which HUD has granted a housing authority created pursuant to the Housing Authorities Law, as described above, a waiver to streamline and reduce barriers to entry for unhoused populations seeking entry into projects pursuant to or in connection with specified federal law, this bill would: (1) prohibit certain state entities from taking any negative actions, as specified, against certain participants in the programs described above unless the participant has not cured the noncompliance within 24 months of discovery of the violation; and (2) if an agreement between the participant and certain government entities imposes certain income restrictions, deem the tenant to satisfy that income restriction if certain requirements are met. By expanding the projects eligible to receive benefits from a continuously appropriated fund, this bill would make an appropriation.

Position **Priority**
2

SB 1508 **(Stern D) Electricity: energy storage systems.**

Current Text: Amended: 3/18/2024 [html](#) [pdf](#)

Last Amend: 3/18/2024

Status: 3/18/2024-From committee with author's amendments. Read second time and amended. Referred to Com. on RLS.

Location: 2/16/2024-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Would require the Public Utilities Commission (PUC) , on or before March 1, 2025, to adopt appropriate targets for each load-serving entity to procure viable and cost-effective energy storage systems, including long-duration energy storage systems, as defined, multiday energy storage systems, as defined, and emerging energy storage technologies, to be achieved by specified dates, and would require the PUC to determine the amount of new energy storage systems, as defined, that each load-serving entity would be required to deploy in order to facilitate a reliable, zero-carbon electricity grid, and achieve net-zero greenhouse gas emissions as soon as possible, as provided. The bill would require the governing board of each local publicly owned electric utility, on or before March 1, 2025, to initiate a process to determine appropriate targets, if any, for the utility to procure viable and cost-effective energy storage systems, to be achieved by specified dates, and to report those targets to the State Energy Resources Conservation and Development Commission, as provided. The bill would require that each electrical corporation’s renewable energy procurement plan achieve additional specified purposes, including reducing the demand for electricity during net peak periods, achieving permanent load shifting, achieving the objectives of a reliable, zero-carbon electricity grid and net-zero greenhouse gas emissions as soon as possible, and achieving an optimized overall portfolio of resources that use renewable energy generation and energy storage systems. The bill would update the specified dates by which each load-serving entity is required to submit reports to the PUC demonstrating that it has complied with the energy storage system procurement targets and policies adopted by the PUC.

Position **Priority**
2

SCA 4 **(Seyarto R) Property taxation: principal residence and family home transfers.**

Current Text: Amended: 4/19/2023 [html](#) [pdf](#)

Current Analysis: 05/05/2023 [Senate Governance And Finance](#) (text 4/19/2023)

Last Amend: 4/19/2023

Status: 5/10/2023-May 10 set for second hearing. Failed passage in committee. (Ayes 3. Noes 4.) Reconsideration granted.

Location: 3/15/2023-S. GOV. & F.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The California Constitution limits the amount of ad valorem taxes on real property to 1% of

the full cash value of that property, defined as the county assessor's valuation of real property as shown on the 1975-76 tax bill and, thereafter, the appraised value of the real property when purchased, newly constructed, or a change in ownership occurs after the 1975 assessment, subject to an annual inflation adjustment not to exceed 2%. This measure would end the operation of the above-described provisions of Proposition 19 on January 1, 2025. The measure would reinstate, on January 1, 2025, the prior rule excluding from classification as a "purchase" or "change in ownership" the purchase or transfer of a principal residence, and the first \$1,000,000 of other real property, in the case of a purchase or transfer between parents and their children, or between grandparents and their grandchildren if all the parents of those grandchildren are deceased.

Position

Priority

2

Notes: AAGLA Supports

Total Measures: 113

Total Tracking Forms: 113