



# 2023 LEGISLATION

Impacting Residential  
Rental Housing



# TOP 2023 LEGISLATIVE CONSIDERATIONS

## ASSEMBLY BILLS

AB 12 (Haney) -  
Security Deposits  
AB 225 (Grayson) -  
Enviro Hazards  
AB 309 (Lee)  
AB 323 (Holden) -  
Density Bonuses  
AB 524 (Wicks)  
AB 548 (Boerner) -  
Inspections  
AB 875 (Gabriel)  
AB 1317 (Carrillo) -  
Parking

## ASSEMBLY CONSTITUTIONAL AMENDMENTS

ACA 1 (Aguilar-  
Curry) – Affordable  
Housing Financed  
by Government 55%  
Vote Threshold  
  
ACA 10 (Haney) –  
Housing is a Human  
Right  
  
ACA 13 (Ward) –  
Voting Thresholds

## SENATE BILLS

SB 267 (Eggman) -  
Credit History  
  
SB 466 (Wahab) -  
Repeal Costa  
Hawkins  
  
SB 567 (Durazo) -  
Just Cause Eviction  
& Rent Increases

## SENATE CONSTITUTIONAL AMENDMENTS

SCA 2 (Allen) -  
Public Housing  
Projects

## 2024 BALLOT INITIATIVES

Weinstein Initiative  
– Repeal Costa  
Hawkins



# ASSEMBLY BILLS


- AB 12 Haney - Security Deposits
- AB 225 Grayson - Environmental Hazards
- AB 309 Lee – Social Housing Act
- AB 323 Holden – Density Bonus Units
- AB 524 Wicks – Family Caregiver Status
- AB 548 Boerner – Inspection of Dwelling Units
- AB 875 Gabriel – Court Data Reporting
- AB 1317 Carrillo – Parking



## AB 12 – HANEY

# REDUCTION IN RENTAL SECURITY DEPOSITS

### ISSUES WITH THE LEGISLATION

- Negative Impact on applicants w/ credit issues
  - Increased focus on applicants ability to pay rent
  - Gentrification
- 





# AB 225 – GRAYSON

## ENVIRONMENTAL HAZARDS BOOKLET

### ISSUES WITH THE LEGISLATION

- Creates potential for insurance denial
- Insurance is denying coverage for "Natural Disasters"
- May create need for Excess and Suprlus Insurance







# AB 309 – LEE

## SOCIAL HOUSING ACT

### ISSUES WITH THE LEGISLATION

- Allows for ballot initiatives to pay for social housing
- Will require taxes to ensure no one pays more than 30% of their income on housing
- ACA 13 would create housing as infrastructure.







## AB 323 – HOLDEN

# PURCHASE OF DENSITY BONUS UNITS

### ISSUES WITH THE LEGISLATION

- Deed restricted owner-occupant units must be made available to an income qualified owner occupant
- Requires unsold deed restricted units to be made available to a qualified non-profit
- Establishes \$15,000 penalties for violation of these rules





## AB 524 – WICKS

# FAMILY CAREGIVER STATUS

### ISSUES WITH THE LEGISLATION

- Sets FEHA precedent
- Could result in "Family Caregiver Status" being a protected class
- Conflicts with deed restriction qualifications





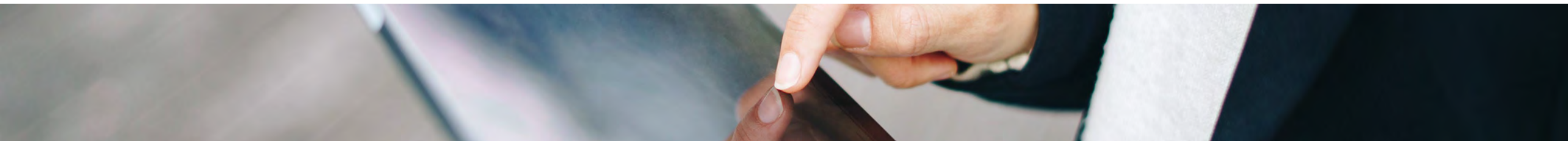


## AB 548 – BOERNER

### INSPECTION OF DWELLING UNITS

#### ISSUES WITH THE LEGISLATION

- Doesn't identify fault of conditions once inspected
- Places responsibility of providing access on owners
- Neglects the right of the tenant to refuse access
- Local Government policies may conflict with state policies





# AB 875 – GABRIEL

## COURT DATA REPORTING

### ISSUES WITH THE LEGISLATION

- Requires specific information to be reported without context
- Focuses on repayment of Covid-19 rental debt
- Potential inconsistencies in reporting could result in additional regulation on the housing industry







# AB 1317 – CARRILLO

## UNBUNDLED PARKING

### ISSUES WITH THE LEGISLATION

- Sets precedent for repairs and amenities
- Future "unbundling" efforts in multifamily could create problems all around
- Unbundling could apply to landscaping, maintenance, laundry, gym, pool, club house, profits, etc.







# SENATE BILLS

- SB 267 Eggman – Credit History
- SB 466 Wahab – Repeal Costa Hawkins
- SB 567 Durazo – Just Cause Termination, Rental Increases



## SB 267 – EGGMAN

### CREDIT HISTORY – GOVERNMENT RENT SUBSIDIES

#### ISSUES WITH THE LEGISLATION

- Reduces owner's ability to determine applicant's ability to pay rent
- Impacts the ability of government to determine eligibility for several programs
- Limits transparency of the application process







## SB 567 – DURAZO

# JUST CAUSE TERMINATION, RENTAL INCREASES

### ISSUES WITH THE LEGISLATION

- Requires Building Permits prior to notice of eviction
- Creates delays in providing necessary repairs
- Increases costs of repairs
- Increases labor and building material costs and hurdles







## CONSTITUTIONAL AMENDMENTS

- ACA 1 – Affordable Housing
- ACA 10 – Housing is a Human Right
- ACA 13 – Voting Thresholds
- SCA 2 – Public Housing Projects
- Weinstein Initiative



# ACA 1 – AGUILAR-CURRY

## AFFORDABLE HOUSING FINANCED BY GOVERNMENT

### ISSUES WITH THE LEGISLATION

- Makes it easier to pass new parcel taxes
- Doesn't define "public infrastructure" or "affordable housing"
- In effect dismantles Prop 13







## ACA 10 – HANEY

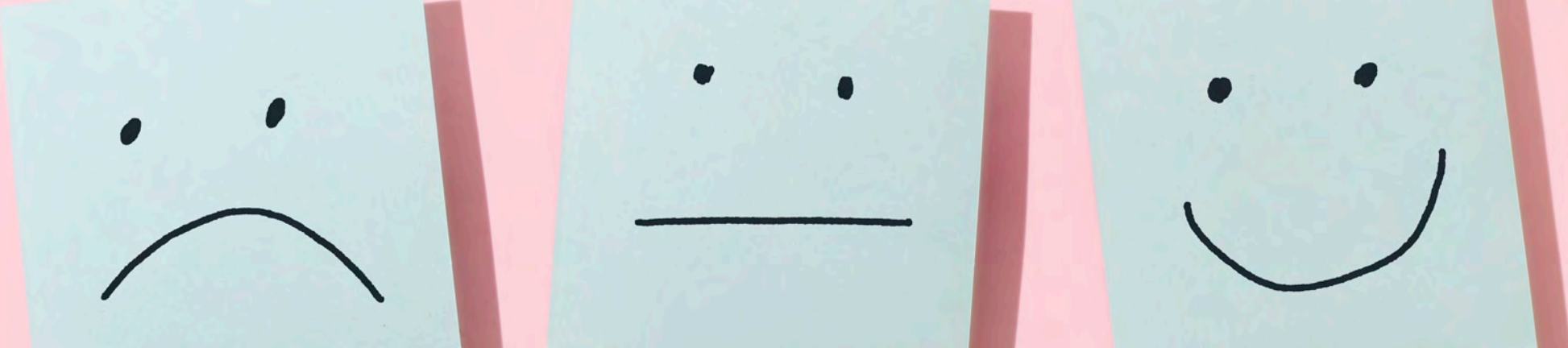
# FUNDAMENTAL HUMAN RIGHT TO HOUSING

### ISSUES WITH THE LEGISLATION

- Establishes a "right" to "adequate housing" for all Californians
- Does not define what "adequate housing" is
- Obligates the public to pay for housing
- Creates conflicting priorities for legislative bodies
- Establishes expectations that are legally dubious



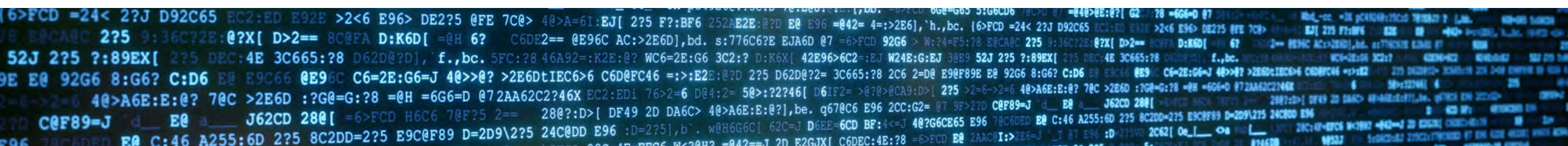




# ACA 13 – WARD VOTING THRESHOLDS

## ISSUES WITH THE LEGISLATION

- Last minute "gut and amend" bill during the final weeks of the first year of the legislative session
- Enables local government to pass taxes easily
- Grants special districts the same taxing rights as local government
- Provides low threshold for passing bonds, taxes, and general obligations paid for by property owners



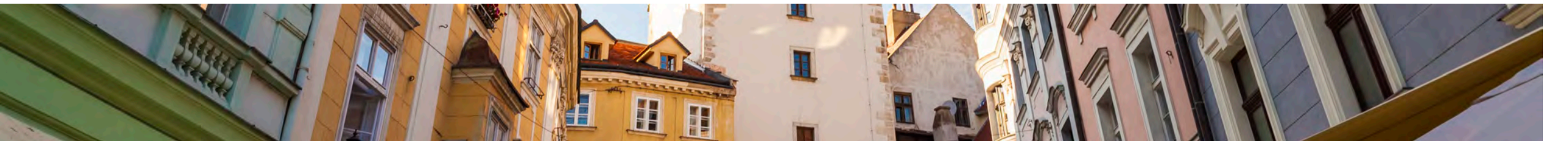


## SCA 2 – ALLEN

## PUBLIC HOUSING PROJECTS

### ISSUES WITH THE LEGISLATION

- Corrects an historically questionable section of the California Constitution
- Begins the discussion of overturning public vote thresholds for development to be approved
- Focuses legislative support on an initiative aimed at providing more housing in California rather than fighting developments in California







# SB 466 – WAHAB AND WEINSTEIN INITIATIVE REPEAL COSTA HAWKINS

## ISSUES WITH THE LEGISLATION

- Restricts rental rates for new renters
- Rolls back exemption timelines for rent control
- Expands abilities of local government to affect multifamily housing operations





## AB 2503 – GARCIA

### RESIDENTIAL RENTAL HOUSING TERMS

#### ISSUES WITH THE LEGISLATION

- Creates consistent terms throughout the California Business and Professions code
- Removes historic associations with terms landlord and tenant
- Signed by Governor and sent to California Law Revision Commission





# CONCLUSION AND Q & A

## AAOC Follow Up

---

714-245-9500

[Advocacy@aaoc.com](mailto:Advocacy@aaoc.com)

[www.aaoc.com](http://www.aaoc.com)

## Legislative Follow Up

---

[Advocacy @aaoc.com](mailto:Advocacy@aaoc.com)

[www.aaoc.com](http://www.aaoc.com)

Support the:

Legal Defense Fund

Political Action Committees





2023

LEGISLATION

Impacting Residential Rental  
Housing

THANK YOU FOR  
ATTENDING

