

Friday, February 18, 2022

"Today is the bill introduction deadline so bills introduced today will come into print over the weekend. However, here is the CalRHA bill list with bills of interest that have come into print so far. Note that we have new Social Housing Act, ban-the-box, and rent registry bills introduced this year. - Kate Bell"
 Following is a list of Priority 1 Assembly & Senate Bills of interest to the Rental Housing Industry.



Mike Gipson
CA Assemblyperson

- AB 889 (Gipson D)** Business entities: landlords: reporting requirements.
- Current Text: Amended: 6/21/2021
 - Current Analysis: 07/12/2021 Senate Judiciary (text 6/21/2021)
 - Last Amend: 6/21/2021
 - Status: 7/14/2021-Failed Deadline pursuant to Rule 61(a)(11). (Last location was JUD. on 6/24/2021)(May be acted upon Jan 2022)
 - Location: 7/14/2021-S. 2 YEAR

Summary: Current law requires the Secretary of State to perform various duties relating to business entities. This bill would require a qualified entity, defined as a corporation or limited liability company that owns real property that is offered for rent or lease, to report to the Secretary of State specified information regarding the qualified entity.

Position: Recommend Oppose **Priority: 1**

AAGLA	AAOC oppose	NorCal	NVPOA	SBRPA	SPOSF	BPOA oppose	EBRHA oppose	SCRHA oppose	DIRECT	CBRT	CAA	CAR
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Rudy Salas
CA Assemblyperson

- AB 916 (Salas D)** Zoning: accessory dwelling units: bedroom addition.
- Current Text: Amended: 1/3/2022
 - Current Analysis: 01/18/2022 Assembly Appropriations (text 1/3/2022)
 - Last Amend: 1/3/2022
 - Status: 1/27/2022-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.
 - Location: 1/27/2022-S. RLS.

Summary: The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances that regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes. This bill would prohibit a city or county legislative body from adopting or enforcing an ordinance requiring a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing house, condominium, apartment, or dwelling. The bill would include findings that ensuring adequate housing is a matter of statewide concern and is not a municipal affair, and that the provision applies to all cities, including charter cities. This bill contains other related provisions and other existing laws.

Position: Sponsor **Priority: 1**

AAGLA support	AAOC support	NorCal support	NVPOA support	SBRPA support	SPOSF support	BPOA support	EBRHA support	SCRHA support	DIRECT support	CBRT	CAA	CAR
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Alex Lee
CA Assemblyperson

- AB 1710 (Lee D)** Residential and outdoor light-emitting diodes (LED) fixtures.
- Current Text: Introduced: 1/26/2022
 - Status: 1/27/2022-From printer. May be heard in committee February 26.
 - Location: 1/26/2022-A. PRINT

Summary: The California Building Standards Law, establishes the California Building Standards 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. This bill would state the intent of the Legislature to enact legislation relating to the regulation of residential and outdoor light-emitting diodes (LED) fixtures that create artificial light pollution at night, which causes harmful environmental and public health effects.

Position: **Priority: 1**

AAGLA oppose	AAOC	NorCal	NVPOA	SBRPA	SPOSF	BPOA	EBRHA	SCRHA	DIRECT	CBRT	CAA	CAR
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Tasha Boerner Hovath
CA Assemblyperson

AB 1738 (Boerner Horvath D) Building standards: installation of electric vehicle charging stations: existing buildings.

- Current Text: Introduced: 1/31/2022
- Status: 2/10/2022-Referred to Coms. on H. & C.D. and ED.
- Location: 2/10/2022-A. H. & C.D.

Summary: Current law requires the Department of Housing and Community Development to propose to the California Building Standards Commission for consideration mandatory building standards for the installation of future electric vehicle charging infrastructure for parking spaces in multifamily dwellings, as specified. Existing law requires the commission to adopt, approve, codify, and publish mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings and nonresidential development. This bill would recast these provisions to instead require mandatory building standards for the installation of electric vehicle charging stations with Level 2 or direct current fast charger electric vehicle supply equipment, as defined, to be proposed by the Department of Housing and Community Development for the installation in existing multifamily dwellings, hotels, and motels, by the Division of the State Architect for the installation in existing school buildings, and by the commission for the installation in existing nonresidential buildings, as specified.

Position:

Priority: 1



Mia Bonta
CA Assemblyperson

AB 1837 (Bonta, Mia D) Residential real property: foreclosure.

- Current Text: Introduced: 2/7/2022
- Status: 2/8/2022-From printer. May be heard in committee March 10.
- Location: 2/7/2022-A. PRINT

Summary: Current law, until January 1, 2026, prescribes a process in connection with a trustee's sale of property under a power of sale contained in a deed of trust or mortgage on real property containing 1 to 4 residential units, inclusive. Under current law, if a prospective owner-occupant, as defined, is the last highest bidder, the date upon which specified conditions required of the bidder at the trustee sale to become final are met. Current law requires the trustee to require the prospective owner-occupant to provide certain information confirming the owner-occupant's status. Current law grants eligible tenant buyers, as defined, and other eligible bidders, as defined, certain rights and priorities to make bids on the property after the initial trustee sale, and potentially to purchase it as the last and highest bidder, subject to certain requirements and timelines, if a prospective owner-occupant is not the last highest bidder. Current law requires prospective owner-occupants, eligible tenant buyers, and other eligible bidders to submit affidavits or declarations under penalty of perjury in connection with this process. This bill would revise the process described above and extend its operation until January 1, 2031.

Position:

Priority: 1



Tim Grayson
CA Assemblyperson

AB 1841 (Grayson D) Debt collection.

- Current Text: Introduced: 2/7/2022
- Status: 2/8/2022-From printer. May be heard in committee March 10.
- Location: 2/7/2022-A. PRINT

Summary: The Rosenthal Fair Debt Collection Practices Act is intended to prohibit debt collectors from engaging in unfair or deceptive acts or practices in the collection of consumer debts and to require debtors to act fairly in entering into and honoring those debts. This bill would make nonsubstantive changes to those provisions.

Position: Watch

Priority: 1



Sharon Quirk-Silva
CA Assemblyperson

AB 1858 (Quirk-Silva D) Substandard buildings.

- Current Text: Introduced: 2/8/2022
- Status: 2/9/2022-From printer. May be heard in committee March 11.
- Location: 2/8/2022-A. PRINT

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.

Position:

Priority: 1



Chris Ward
CA Assemblyperson

AB 1978 (Ward D) Tenancy.

- Current Text: Introduced: 2/10/2022
- Status: 2/11/2022-From printer. May be heard in committee March 13.
- Location: 2/10/2022-A. PRINT

Summary: Current law regulates the terms and conditions of tenancies and defines the term "dwelling unit" for the purpose of regulating residential tenancies. Current law excludes from these provisions, among other things, occupancy at a hotel or motel if certain conditions are met. This bill would make nonsubstantive changes to these provisions.

Position: Watch

Priority: 1



Buffy Wicks
CA Assemblyperson

AB 2021 (Wicks D) Property tax: reassessment.

- Current Text: Introduced: 2/14/2022
- Status: 2/15/2022-From printer. May be heard in committee March 17.
- Location: 2/14/2022-A. PRINT

Summary: Current property tax law authorizes a county board of supervisors to adopt ordinances that allow an assessee whose property was damaged or destroyed to apply for a reassessment of that property, as provided, if certain conditions are met. This bill would make nonsubstantive changes to that provision.

Position: Watch

Priority: 1



Alex Lee
CA Assemblyperson

AB 2053 (Lee D) The Social Housing Act.

- Current Text: Introduced: 2/14/2022 [html](#) [pdf](#)
- Status: 2/15/2022-From printer. May be heard in committee March 17.
- Location: 2/14/2022-A. PRINT

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 produce and acquire social housing developments for the purpose of eliminating the gap between housing production and regional housing needs assessment targets, as specified. 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 by the authority would be owned by the authority. The bill would prescribe the composition of the California Housing Authority Board, which would govern the authority, and would be composed of appointed members and members who are elected by residents of social housing developments, as specified. The bill would prescribe the powers and duties of the authority and the board.

Position: Recommend Oppose

Priority: 1



Reggie Jones-Sawyer
CA Assemblyperson

AB 2383 (Jones-Sawyer D) Rental housing unlawful housing practices: applications: criminal records.

- Current Text: Introduced: 2/17/2022
- Status: 2/17/2022-Read first time. To print.
- Location: 2/17/2022-A. PRINT

Summary: The California Fair Employment and Housing Act generally prohibits housing discrimination with respect to the personal characteristics of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. This bill would make it a discriminatory housing practice for the owner of a rental housing accommodation to inquire about, or require an applicant for a rental housing accommodation to disclose, a criminal record during the initial application assessment phase, as defined, unless otherwise required by state or federal law. After the successful completion of the initial application assessment phase, the bill would permit an owner to request a criminal background check of the applicant and consider an applicant's criminal record in deciding whether to rent or lease to the applicant.

Position: Recommend Oppose **Priority:** 1



Buffy Wicks
CA Assemblyperson

AB 2469 (Wicks D) Housing: Statewide Rental Registry.

- Current Text: Introduced: 2/17/2022
- Status: 2/17/2022-Read first time. To print.
- Location: 2/17/2022-A. PRINT

Summary: Would require the Department of Housing and Community Development to develop and maintain a rental registry online portal designed to collect specified information related to housing and make that information available to the public. The bill would require the department to develop a rental registry form to collect information from landlords, as defined, including the address and owners of a rental property, the number and type of rooms in the rental property, and information related to the payments collected and the duration of tenancies. This bill would require a landlord to submit a rental registry form annually, under penalty of perjury.

Position: Recommend Oppose **Priority:** 1



Cristina Garcia
CA Assemblyperson

AB 2503 (Garcia, Cristina D) Landlords and tenants: lessors and lessees.

- Current Text: Introduced: 2/17/2022
- Status: 2/17/2022-Read first time. To print.
- Location: 2/17/2022-A. PRINT

Summary: Current law generally regulates the relationship between parties to a lease of real property. Current law refers to the lessor of real property variously as, among other terms, "landlord" or "lessor" and refers to the lessee of real property variously as, among other terms, "tenant" or "lessee." This bill would, among other things, amend those provisions to replace the term "landlord" with the term "lessor or lessor's agent" and to replace the term "tenant" with "lessee."

Position: Recommend Support **Priority:** 1 **Note:** AAOC-sponsored



Sharon Quirk-Silva
CA Assemblyperson

AB 2527 (Quirk-Silva D) Consumer Credit Reporting Agencies Act: users of consumer credit reports: hiring a dwelling unit.

- Current Text: Introduced: 2/17/2022
- Status: 2/17/2022-Read first time. To print.
- Location: 2/17/2022-A. PRINT

Summary: Would, among other things, prohibit a person from using a consumer credit report for a purpose related to the hiring of a dwelling unit or requiring an applicant or tenant to answer a question about the contents of a consumer credit report or the information contained therein for a purpose related to the hiring of a dwelling unit, except if the person is required to do so under state or federal law, as prescribed. The bill would also make conforming changes.

Position: **Priority:** 1



Tim Grayson
CA Assemblyperson

AB 2531 (Grayson D) Housing data: collection and reporting.

- Current Text: Introduced: 2/17/2022
- Status: 2/17/2022-Read first time. To print.
- Location: 2/17/2022-A. PRINT

Summary: Current law requires a city, county, or special district that has an internet website to make specified information available on its internet website, as applicable, including a current schedule of fees, exactions, affordability requirements it has imposed that are applicable to a proposed housing development project, and an archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018. Current law requires a city, county, or special district to update this information within 30 days of any changes. This bill would instead require a city, county, or special district that has an internet website to create a landing page with links to the specified information on its website, as applicable. This bill would also make a nonsubstantive change to these provisions.

Position:

Priority: 1



Dave Cortes
CA Senator

SB 649 (Cortese D) Local governments: affordable housing: local tenant preference.

- Current Text: Amended: 4/19/2021 html pdf
- Current Analysis: 05/05/2021 Senate Floor Analyses (text 4/19/2021)
- Last Amend: 4/19/2021
- Status: 9/10/2021-Failed Deadline pursuant to Rule 61(a)(15). (Last location was RLS. on 6/17/2021) (May be acted upon Jan 2022)
- Location: 9/10/2021-A. 2 YEAR

Summary: Would establish a state policy supporting local tenant preferences for lower income households, as defined, that are subject to displacement risk, and, further, permit local governments and developers in receipt of local or state funds, federal or state tax credits, or an allocation of tax-exempt private activity bonds designated for affordable rental housing to restrict occupancy by creating a local housing preference for lower income households subject to displacement risk. The bill, subject to certain requirements and limitations, would authorize a local government to allow a local tenant preference in an affordable housing rental development to reduce displacement of lower income households with displacement risk beyond local government boundaries by adopting a program that allows preferences in affordable rental housing acquired, constructed, preserved or funded with state or local funds or tax programs.

Position: Watch

Priority: 1

Notes: Per Ron - When you are improving property, the low income tenants would get priority in order to further develop 4-14 - No official opposition recorded yet on the bill

AAGLA watch	AAOC watch	NorCal oppose	NVPOA watch	SBRPA oppose	SPOSF watch	BPOA oppose	EBRHA watch	SCRHA watch	DIRECT oppose	CBRT	CAA	CAR
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Sydney Kamlager
CA Senator

SB 679 (Kamlager D) Los Angeles County: affordable housing.

- Current Text: Amended: 8/23/2021
- Current Analysis: 05/25/2021 Senate Floor Analyses (text 5/20/2021)
- Last Amend: 8/23/2021
- Status: 9/10/2021-Failed Deadline pursuant to Rule 61(a)(15). (Last location was H. & C.D. on 8/23/2021)(May be acted upon Jan 2022)
- Location: 9/10/2021-A. 2 YEAR

Summary: Current law provides for the establishment of various special districts that may support and finance housing development, including affordable housing special beneficiary districts that are authorized to promote affordable housing development with certain property tax revenues that a city or county would otherwise be entitled to receive. This bill, the Los Angeles County Regional Housing Finance Act, would establish the Los Angeles County Affordable Housing Solutions Agency and would state that the agency's purpose is to increase the supply of affordable housing in Los Angeles County by providing for significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production, as specified.

Position: Oppose

Priority: 1

Note: AAOC OUA

AAGLA oppose	AAOC oppose	NorCal	NVPOA	SBRPA	SPOSF oppose	BPOA oppose	EBRHA oppose	SCRHA oppose	DIRECT oppose	CBRT oppose	CAA	CAR
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Steve Glazer
CA Senator

SB843 (Glazer D) Taxation: renters' credit.

- Current Text: Introduced: 1/11/2022
- Status: 2/7/2022-Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 31. Noes 6.) Joint Rule 55 suspended. (Ayes 31. Noes 6.)
- Location: 1/11/2022-S. RLS.

Summary: Would, for taxable years beginning on or after January 1, 2022, and before January 1, 2027, and only when specified in a bill relating to the Budget Act, would increase the credit amount for a qualified renter to \$1,000, as provided. In the event the increased credit amount is not specified in a bill relating to the Budget Act, the existing credit amounts of \$120 and \$60, as described above, respectively, would be the credit amounts for that taxable year. The bill would require the Franchise Tax Board to annually recompute for inflation the credit amount for taxable years on or after January 1, 2023, and before January 1, 2027, except as provided. The bill would provide findings and declarations relating to the goals, purposes, and objectives of this credit.

Position: Support

Priority: 1

AAGLA support	AAOC support	NorCal support	NVPOA support	SBRPA support	SPOSF support	BPOA support	EBRHA support	SCRHA support	DIRECT	CBRT	CAA	CAR
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Melissa Hurtado
CA Senator

SB 847 (Hurtado D) COVID-19 relief: tenancy: grant program.

- Current Text: Introduced: 1/13/2022
- Status: 2/7/2022-Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 31. Noes 6.) Joint Rule 55 suspended. (Ayes 31. Noes 6.)
- Location: 1/26/2022-S. HOUSING

Summary: Current law, the State Rental Assistance Program, establishes a program for providing rental assistance, using funding made available pursuant to federal law, administered by the Department of Housing and Community Development. This bill would, until January 1, 2025, create a grant program under the administration of the department and would require the department to award a program grant, as defined, to a qualified applicant who submits a complete application, as defined, on a first-come, first-served basis. The bill would define "qualified applicant" to mean a landlord who satisfies certain criteria, including that the landlord has applied for rental assistance funds pursuant to the State Rental Assistance Program and either received a negative final decision, as specified, or the landlord has been notified that an application to the State Rental Assistance Program was submitted, as specified, but 20 days have passed without a final decision being rendered.

Position: Support

Priority: 1

AAGLA support	AAOC support	NorCal support	NVPOA support	SBRPA support	SPOSF support	BPOA support	EBRHA support	SCRHA support	DIRECT	CBRT	CAA support	CAR
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Bob Wieckowski
CA Senator

SB 679 (Wieckowski D) Accessory dwelling units: junior accessory dwelling units.

- Current Text: Introduced: 2/1/2022
- Status: 2/9/2022-Referred to Coms. on HOUSING and GOV. & F.
- Location: 2/9/2022-S. HOUSING

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. Current law provides that an accessory dwelling unit may either be an attached or detached residential dwelling unit, and prescribes the minimum and maximum unit size requirements, height limitations, and setback requirements that a local agency may establish, including a 16-foot height limitation and a 4-foot side and rear setback requirement. This bill would increase the maximum height limitation that may be imposed by a local agency on an accessory dwelling unit to 25 feet.

Position:

Priority: 1

Note: Sponsored by Bay Area Council



Susan Eggman
CA Senator

SB1017 (Eggman D) Leases: termination of tenancy: abuse or violence.

- Current Text: Introduced: 2/14/2022
- Status: 2/15/2022-From printer.
- Location: 2/14/2022-S. RLS.

Summary: Current law prohibits a landlord from terminating or failing to renew a tenancy based upon an act or acts against a tenant or a tenant's household member that constitute domestic violence, sexual assault, stalking, human trafficking, or elder or dependent adult abuse if certain standards are met. Current law requires the act to be documented in one of several ways, including by a court order, police report, or tenant statement and qualified third party statement, as specified, and existing law requires that the person against whom the order was issued, or who was named in the police report or tenant statement and qualified third party statement, not be a tenant of the same dwelling unit as the tenant or household member. Current law allows a landlord to terminate or decline to renew a tenancy if the tenant allows the person against whom the court order was issued or who was named in the police report or tenant statement and qualified third party statement to visit the property or if the landlord reasonably believes that the presence of the person poses a physical threat to other tenants, guests, invitees, or licensees, or to a tenant's right to quiet possession, and the landlord previously gave at least 3 days' notice to the tenant to correct the violation, as specified. This bill would recast these provisions to prohibit a landlord from terminating or failing to renew a tenancy based on an act of abuse or violence, as defined, against a tenant, a tenant's immediate family member, as defined, or a tenant's household member.

Position: Support

Priority: 1



Ben Allen
CA Senator

SCA2 (Allen D) Public housing projects.

- Current Text: Introduced: 12/7/2020
- Current Analysis: 1/5/2022 Senate floor analyses.
- Status: 1/26/2022-Read. Adopted. (Ayes 37. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.
- Location: 1/26/2022-A. DESK

Summary: The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.

Position:

Priority: 1

Notes: Sponsored by CAR; Repeals Article 34

AAGLA	AAOC support	NorCal	NVPOA	SBRPA	SPOSF	BPOA	EBRHA support	SCRHA	DIRECT	CBRT	CAA	CAR
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