

CREIA

Legislative Report

May 1, 2021

AB 2 **Fong R** Regulations: legislative review: regulatory reform. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Introduced: 12/7/2020

The Administrative Procedure Act governs the procedure for the adoption, amendment, or repeal of regulations by state agencies and for the review of those regulatory actions by the Office of Administrative Law. That act requires an agency, prior to submitting a proposal to adopt, amend, or repeal an administrative regulation, to determine the economic impact of that regulation, in accordance with certain procedures. The act defines a major regulation as a regulation, as specified, that will have an economic impact on California business enterprises and individuals in an amount exceeding \$50,000,000, as estimated by the agency. The act requires the office to transmit a copy of a regulation to the Secretary of State for filing if the office approves the regulation or fails to act on it within 30 days. The act provides that a regulation or an order of repeal of a regulation becomes effective on a quarterly basis, as prescribed, except in specified instances. This bill would require the office to submit to each house of the Legislature for review a copy of each major regulation that it submits to the Secretary of State. The bill would add another exception to those currently provided that specifies that a regulation does not become effective if the Legislature enacts a statute to override the regulation.

This bill contains other related provisions and other existing laws.

AB 9 **Wood D** Fire safety: wildfires: fire adapted communities. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law establishes in the Natural Resources Agency the Department of Conservation. This bill would establish in the department the Regional Forest and Fire Capacity Program to support regional leadership to build local and regional capacity and develop, prioritize, and implement strategies and projects that create fire adapted communities and landscapes by improving watershed health, forest health, community wildfire preparedness, and fire resilience. The bill would require, among other things, the department to, upon an appropriation by the Legislature, provide block grants to regional entities, as defined, to develop regional strategies that develop governance structures, identify wildfire risks, foster collaboration, and prioritize and implement projects within the region to achieve the goals of the program. The bill would require the department to, upon an appropriation by the Legislature, provide block grants to eligible coordinating

organizations, as defined, to support the statewide implementation of the program through coordination of and technical assistance to regional entities, as well as to support forest health and resilience efforts across regions and throughout the state. The bill would also require the department to publish and update information on program implementation, as specified, on its internet website.

AB 15 [Chiu D](#) COVID-19 relief: tenancy: Tenant Stabilization Act of 2021. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY H. & C.D.

Current: Introduced: 12/7/2020

(1)Existing law, the COVID-19 Tenant Relief Act of 2020, establishes certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. The act, among other things, prohibits a tenant that delivers a declaration, under penalty of perjury, of COVID-19-related financial distress from being deemed in default with regard to the COVID-19 rental debt, as specified. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and January 31, 2021. Existing law repeals the act on February 1, 2025.This bill would extend the definition of “COVID-19 rental debt” as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and December 31, 2021. The bill would also extend the repeal date of the act to January 1, 2026. The bill would make other conforming changes to align with these extended dates. By extending the repeal date of the act, the bill would expand the crime of perjury and create a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 16 [Chiu D](#) Tenancies: COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021. (Amended: 1/12/2021)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY H. & C.D.

Current: Amended: 1/12/2021

Existing law, the COVID-19 Tenant Relief Act of 2020, establishes certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. The act prohibits a tenant that delivers a declaration of COVID-19-related financial distress from being deemed in default with regard to the COVID-19 rental debt, as specified. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and January 31, 2021. Existing law repeals the act on February 1, 2025.This bill would establish the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Program. The bill would authorize the Director of Housing and Community Development to direct an existing office or program within the Department of Housing and Community Development to implement the program. The bill would establish in the State Treasury the COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Fund, and, upon appropriation by the Legislature, distribute all moneys in the fund to the department to carry out the purposes of the program. The bill would require the program be implemented only to the extent that funding is made available through the Budget Act. The bill would specify that it is the intent of the Legislature to prioritize the use of available federal funds before using General Fund moneys for the program.

AB 19 [Santiago D](#) Unemployment insurance compensation: COVID-19 pandemic: temporary benefits. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY INS.

Current: Introduced: 12/7/2020

(1)Existing law provides for the payment of unemployment compensation benefits to eligible persons who are unemployed through no fault of their own through a federal-state unemployment insurance program administered by the Employment Development Department. Unemployment compensation benefits are paid from the Unemployment Fund, which is continuously appropriated for this purpose. Under existing law, unemployment compensation benefits are based on wages paid in a base period that is calculated according to the month within which the benefit year begins. Existing law provides that a weekly unemployment compensation benefit amount may be paid to an individual whose highest wages in the quarter of their base period exceeded \$900, but a weekly benefit amount may not exceed \$450. Existing law requires the Director of Employment Development to maintain a separate reserve account for each employer, and to charge unemployment compensation benefits paid to an unemployed individual during any benefit year against the reserve account of that individual's employer during the individual's base period. This bill would require the department to provide, until July 1, 2022, following the termination of assistance pursuant to PUA and PEUC or any other federal or state supplemental unemployment compensation payments for unemployment due to the COVID-19 pandemic, in addition to an individual's weekly benefit amount as otherwise provided for by existing unemployment compensation law, unemployment compensation benefits equivalent to the terminated federal or state supplemental unemployment compensation payments for the remainder of the duration of time the individual is unemployed due to the COVID-19 pandemic, notwithstanding the weekly benefit cap. The bill would prohibit any unemployment compensation benefits authorized by the bill from being charged against the reserve account of any employer.

This bill contains other related provisions and other existing laws.

AB 20 [Lee D](#) Political Reform Act of 1974: campaign contributions: The Corporate-Free Elections Act. (Amended: 3/1/2021)

[Leginfo Link](#)

Location: 3/1/2021- ASSEMBLY ELECTIONS

Current: Amended: 3/1/2021

The Political Reform Act of 1974 imposes various limitations on contributions that may be made to, or accepted by, candidates for elective office. A violation of the act's provisions is punishable as a misdemeanor and subject to specified penalties. This bill, the Corporate-Free Elections Act, would prohibit a candidate for elective office from receiving a contribution from a business entity, and a business entity from making a contribution to a candidate for elective office, and would make related findings and declarations. By expanding the scope of existing crimes with regard to contribution limitations, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 25 [Kiley R](#) Worker classification: employees and independent contractors. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY L. & E.

Current: Introduced: 12/7/2020

Existing law requires a 3-part test, commonly known as the "ABC" test, to determine if workers are employees or independent contractors for purposes of the Labor Code, the Unemployment Insurance Code,

and the wage orders of the Industrial Welfare Commission. Under the ABC test, a person providing labor or services for remuneration is considered an employee rather than an independent contractor unless the hiring entity demonstrates that the person is free from the control and direction of the hiring entity in connection with the performance of the work, the person performs work that is outside the usual course of the hiring entity's business, and the person is customarily engaged in an independently established trade, occupation, or business. Existing law charges the Labor Commissioner with the enforcement of labor laws, including worker classification. This bill would generally repeal provisions relating to the "ABC" test for various specified occupations and business relationships. The bill would, instead, require the determination of whether a person is an employee or an independent contractor to be based on the specific multifactor test set forth in Borello, including whether the person to whom service is rendered has the right to control the manner and means of accomplishing the result desired, and other identified factors. The bill would make related, conforming changes.

This bill contains other existing laws.

AB 29 [Cooper D](#) State bodies: meetings. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 4/21/2021- ASSEMBLY APPR. SUSPENSE FILE

Current: Introduced: 12/7/2020

Existing law, the Bagley-Keene Open Meeting Act, requires that all meetings of a state body, as defined, be open and public, and that all persons be permitted to attend any meeting of a state body, except as otherwise provided in that act. Existing law requires the state body to provide notice of its meeting, including specified information and a specific agenda of the meeting, as provided, to any person who requests that notice in writing and to make that notice available on the internet at least 10 days in advance of the meeting. This bill would require that notice to include all writings or materials provided for the noticed meeting to a member of the state body by the staff of a state agency, board, or commission, or another member of the state body that are in connection with a matter subject to discussion or consideration at the meeting. The bill would require those writings or materials to be made available on the state body's internet website, and to any person who requests the writings or materials in writing, on the same day as the dissemination of the writings and materials to members of the state body or at least 72 hours in advance of the meeting, whichever is earlier. The bill would prohibit a state body from discussing those writings or materials, or from taking action on an item to which those writings or materials pertain, at a meeting of the state body unless the state body has complied with these provisions.

AB 44 [Petrie-Norris D](#) Real estate licensees. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY B.&P.

Current: Introduced: 12/7/2020

Existing law, the Real Estate Law, provides for the licensure and regulation of real estate brokers and salespersons by the Real Estate Commissioner, who is the chief officer of the Department of Real Estate within the Business, Consumer Services, and Housing Agency. This bill would authorize a real estate licensee who is a natural person and who legally changes the surname in which their license was originally issued to continue to utilize their former surname for business associated with their license so long as both names are filed with the department. The bill would provide that use of a former surname does not constitute a fictitious name for purposes of certain filing requirements.

This bill contains other existing laws.

AB 55 [Boerner Horvath D](#) Employment: telecommuting. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 12/7/2020- ASSEMBLY PRINT

Current: Introduced: 12/7/2020

Existing law promotes and develops the welfare of workers in California to improve working conditions and advance opportunities for profitable employment. Existing law regulates the wages, hours, and working conditions of any worker employed in any occupation, trade, or industry. This bill would declare the intent of the Legislature to enact future legislation to ensure certain rights and benefits for telecommuting employees.

AB 62 [Gray D](#) Income taxes: credits: costs to comply with COVID-19 regulations. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY REV. & TAX

Current: Introduced: 12/7/2020

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. Existing law requires any bill authorizing a new tax credit to contain, among other things, specific goals, purposes, and objectives that the tax credit will achieve, detailed performance indicators, and data collection requirements. This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2021, to a qualified taxpayer, as defined, in an amount equal to the total amount paid or incurred during the taxable year by the qualified taxpayer to comply with the regulations adopted by the Occupational Safety and Health Standards Board on November 19, 2020, relating to COVID-19 prevention and approved by the Office of Administrative Law. The bill also would state the intent of the Legislature to comply with the additional information requirement for any bill authorizing a new income tax credit.

This bill contains other related provisions.

AB 65 [Low D](#) California Universal Basic Income Program: Personal Income Tax. (Amended: 4/13/2021)

[Leginfo Link](#)

Location: 4/27/2021- ASSEMBLY APPR.

Current: Amended: 4/13/2021

Existing law establishes various economic opportunity and public social services programs, including the California Work Opportunity and Responsibility to Kids (CalWORKs) program, under which each county provides cash assistance and other benefits to qualified low-income families and individuals, and the CalFresh program, under which supplemental nutrition assistance benefits allocated to the state by the federal government are distributed to eligible individuals by each county. This bill would require the Franchise Tax Board to administer the California Universal Basic Income (CalUBI) Program, under which a California resident who is 18 years of age or older and who meets specified requirements, would receive a universal basic income of \$1,000 per month. The bill would require, among other things, that the resident has lived in the state for at least the last 3 consecutive years and that the resident's income not exceed 200% of the median per capita income for the resident's current county of residence, as determined by the United States Census Bureau. The bill would define universal basic income to mean unconditional cash payments of equal amounts issued monthly to individual residents of California with the intention of ensuring the economic security of recipients. The bill would authorize the Franchise Tax Board to adopt regulations to implement the program. The bill would prohibit the Franchise Tax Board and the Controller from using any part of the CalUBI payments to offset tax liabilities or delinquent accounts, as specified. The bill would specify that its provisions

are to be operative only for taxable years in which resources are made available through an appropriation from the Legislature.

This bill contains other related provisions and other existing laws.

AB 68 [Salas D](#) Department of Housing and Community Development: California Statewide Housing Plan: annual reports. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/15/2021- ASSEMBLY APPR.

Current: Amended: 4/20/2021

(1)Existing law establishes the California Statewide Housing Plan, which serves as a state housing plan for all relevant purposes, that incorporates a statement of housing goals, policies, and objectives, as well as specified segments. Existing law requires the Department of Housing and Community Development to update and provide a revision of the plan to the Legislature every 4 years, as provided. This bill would revise and recast those provisions related to the California Statewide Housing Plan. The bill would, starting with any update or revision to the plan on or after January 1, 2023, require the plan to include specified information, including, among other things, an inventory number of affordable units needed to meet the state's affordable housing needs and an identification of strategies to help individuals experiencing homelessness. The bill would require the department to publish and make the plan available to the public on the department's internet website.

This bill contains other related provisions and other existing laws.

AB 69 [Kiley R](#) State of emergency: termination after 60 days: extension by the Legislature. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY EMERGENCY MANAGEMENT

Current: Introduced: 12/7/2020

Existing law, the California Emergency Services Act, authorizes the Governor to proclaim a state of emergency when specified conditions of disaster or extreme peril to the safety of persons and property exist, and authorizes the Governor to exercise certain powers in response to that emergency, including, but not limited to, suspending specified statutes, ordinances, orders, regulations, or rules. Existing law requires all of the powers granted the Governor by the California Emergency Services Act with respect to a state of emergency to terminate when the state of emergency has been terminated by proclamation of the Governor or by concurrent resolution of the Legislature declaring it at an end. This bill would require a state of emergency to terminate 60 days after the Governor's proclamation of the state of emergency unless the Legislature extends it by a concurrent resolution, as specified. The bill would prohibit a concurrent resolution from extending a state of emergency by more than 60 days, as specified.

AB 71 [Rivas, Luz D](#) Homelessness funding: Bring California Home Act. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 3/25/2021

(1)The Personal Income Tax Law, in conformity with federal income tax law, generally defines gross income as income from whatever source derived, except as specifically excluded, and provides various exclusions from gross income. Existing federal law, for purposes of determining a taxpayer's gross income for federal income taxation, requires that a person who is a United States shareholder of any controlled foreign corporation to include in their gross income the global intangible low-taxed income for that taxable year, as provided. This bill, for taxable years beginning on or after January 1, 2022, would include a taxpayer's global intangible low-taxed income in their gross income for purposes of the Personal Income Tax Law, in modified conformity with the above-described federal provisions. The bill would exempt any regulation, standard, criterion, procedure, determination, rule, notice, or guideline established or issued by the Franchise Tax Board to implement its provisions from the rulemaking provisions of the Administrative Procedure Act.

AB 74 [Gonzalez, Lorena](#) D Unemployment and disability benefit payments: direct deposit. (Amended: 2/18/2021)

[Leginfo Link](#)

Location: 4/15/2021- ASSEMBLY APPR.

Current: Amended: 2/18/2021

Existing law authorizes the Employment Development Department to administer the state unemployment insurance compensation program and the disability insurance compensation program, which includes family temporary disability insurance benefits. Existing law requires the department, among other duties, to make unemployment and disability compensation payments, as prescribed by the Director of Employment Development. Existing law requires unemployment insurance compensation benefits that are directly deposited to an account of the recipient's choice to be deposited to a qualifying account, as defined. This bill would require the Employment Development Department, before commencing payment, to provide a person entitled to receive benefits under the state unemployment insurance compensation program or the disability insurance compensation program the option to receive payments either directly deposited by electronic fund transfer into a qualifying account of the recipient's choice, in addition to other alternative disbursement payment methods such as checks.

AB 80 [Burke](#) D Taxation: Coronavirus Aid, Relief, and Economic Security Act: Federal Consolidated Appropriations Act, 2021. (Chaptered: 4/29/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY CHAPTERED

Current: Chaptered: 4/29/2021

The Personal Income Tax Law and the Corporation Tax Law, in conformity with federal income tax law, generally define "gross income" as income from whatever source derived, except as specifically excluded, and provide various exclusions from gross income. Existing law, in conformity with the federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act), and its subsequent amendments in the Paycheck Protection Program and Health Care Enhancement Act and the Paycheck Protection Program Flexibility Act of 2020, among other things, excludes any amounts of covered loans forgiven under the CARES Act from gross income for purposes of the Personal Income Tax Law and the Corporation Tax Law. Existing law reduces the amount of any credit or deduction otherwise allowed under the Personal Income Tax and the Corporation Tax Law for any amount paid or incurred by the taxpayer upon which this exclusion is based by the amount of the exclusion allowed. Existing law requires any bill authorizing a new tax expenditure to contain, among other things, specific goals, purposes, and objectives the tax expenditure will achieve, detailed performance indicators, and data collection requirements. This bill would exclude, for taxable years beginning on or after January 1, 2019, from gross income any advance grant amount, as defined, issued pursuant to specified provisions of the CARES Act or the Consolidated Appropriations Act, 2021, and covered loan amounts forgiven pursuant to the Consolidated Appropriations Act, 2021.

This bill contains other related provisions and other existing laws.

AB 84 Committee on Budget Employment: rehiring and retention: displaced workers. (Amended: 4/8/2021)

[Leginfo Link](#)

Location: 4/7/2021- SENATE THIRD READING

Current: Amended: 4/8/2021

Existing law governs employment relations, defines the contract of employment, and establishes the obligations of employers to their employees. This bill would, until December 31, 2024, require an employer, as defined, to offer its laid-off employees specified information about job positions that become available for which the laid-off employees are qualified, and to offer positions to those laid-off employees based on a preference system, in accordance with specified timelines and procedures. The bill would define the term “laid-off employee” to mean any employee who was employed by the employer for 6 months or more in the 12 months preceding January 1, 2020, and whose most recent separation from active service was due to a reason related to the COVID-19 pandemic, including a public health directive, government shutdown order, lack of business, a reduction in force, or other economic, nondisciplinary reason related to the COVID-19 pandemic. The bill would require an employer to keep records for 3 years, including records of communications regarding the offers. The bill would require an employer that declines to recall a laid-off employee on the grounds of lack of qualifications and instead hires someone other than a laid-off employee to provide the laid-off employee a written notice within 30 days including specified reasons for the decision, and other information on those hired. This bill would, until December 31, 2024, prohibit an employer from refusing to employ, terminating, reducing compensation, or taking other adverse action against any person for seeking to enforce their rights under these provisions. The bill would establish specified methods by which these provisions may be enforced, including authorizing an employee to file a complaint with the Division of Labor Standards Enforcement against the employer for specified relief, including hiring and reinstatement rights and awarding of back pay, as well as a civil penalty. The bill would authorize the Division of Labor Standards Enforcement to promulgate and enforce rules and regulations, and issue determinations and interpretations concerning these provisions. The bill would prohibit criminal enforcement. This bill would appropriate \$6,000,000 and make available through June 30, 2025, from the Labor and Workforce Development Fund to the Labor Commissioner for staffing resources to implement and enforce the provisions related to the rehiring and retention of workers displaced due to the COVID-19 pandemic. This bill would declare that it is to take effect immediately as a bill providing for appropriations related to the Budget Bill.

AB 85 Committee on Budget Budget Act of 2020. (Chaptered: 2/23/2021)

[Leginfo Link](#)

Location: 2/23/2021- ASSEMBLY CHAPTERED

Current: Chaptered: 2/23/2021

The Budget Act of 2020 made appropriations for the support of state government for the 2020–21 fiscal year. This bill would amend the Budget Act of 2020 by amending and adding items of appropriation and making other changes.

This bill contains other related provisions.

AB 88 Committee on Budget One-time stimulus and grant payments: garnishment: exclusion from gross income. (Chaptered: 3/17/2021)

[Leginfo Link](#)

Location: 3/17/2021- ASSEMBLY CHAPTERED

Current: Chaptered: 3/17/2021

Existing law requires the Controller to make a one-time Golden State Stimulus payment to each qualified recipient, as defined, of an applicable amount, as specified, and authorizes the Controller to make the payment in a form and manner determined by the Franchise Tax Board, as specified. Existing law also requires the State Department of Social Services to make a one-time grant payment (Golden State Grant payment) to qualified grant recipients, as defined, of \$600, as specified. This bill would, except as provided, make both payments automatically exempt from a garnishment order, as defined, and would require a financial institution to employ a certain procedure to identify a deposit exempt pursuant to that provision. The bill would prohibit a financial institution that attempts to comply with those provisions in good faith from being subject to liability, as specified. The bill would also further clarify the definition of “qualified recipient” for purposes of the Golden State Stimulus payment and a “grant recipient” eligible to receive a Golden State Grant payment.

This bill contains other related provisions and other existing laws.

AB 91 Valladares R Taxation: corporations: minimum franchise tax: limited liability companies: annual tax: small businesses: microbusinesses. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY REV. & TAX

Current: Introduced: 12/7/2020

Existing law imposes an annual minimum franchise tax of \$800, except as provided, on every corporation incorporated in this state, qualified to transact intrastate business in this state, or doing business in this state. Existing law also imposes an annual tax in an amount equal to the minimum franchise tax on every limited partnership, limited liability partnership, and limited liability company doing business in this state, as specified. Existing law requires any bill authorizing a new tax expenditure to contain, among other things, specific goals, purposes, and objectives the tax expenditure will achieve, detailed performance indicators, and data collection requirements. This bill, for taxable years beginning on or after January 1, 2021, would reduce the minimum franchise tax to \$400 for small businesses, as defined, and to \$200 for microbusinesses, as defined. The bill, for taxable years beginning on or after January 1, 2021, would also reduce the annual tax for the limited liability companies described above that are small businesses to \$400 and that are microbusinesses to \$200. The bill would also state the intent of the Legislature to comply with the additional information requirement for any bill authorizing a new tax expenditure.

This bill contains other related provisions.

AB 95 Low D Employees: bereavement leave. (Amended: 3/22/2021)

[Leginfo Link](#)

Location: 4/21/2021- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 3/22/2021

Existing law provides employees with the right to take time off work without discharge or discrimination for a variety of reasons, including taking time off to appear in school on behalf of a child or to assist a family member who is the victim of a violent or serious felony. This bill would enact the Bereavement Leave Act of 2021. The bill would require an employer with 25 or more employees to grant a request made by any employee to take up to 10 business days of unpaid bereavement leave upon the death of a spouse, child, parent, sibling, grandparent, grandchild, or domestic partner, in accordance with certain procedures, and

subject to certain exclusions. The bill would require an employer with fewer than 25 employees to grant a request by any employee to take up to 3 business days of leave, in accordance with these provisions. The bill would prohibit an employer from interfering with or restraining the exercise or attempt to exercise the employee's right to take this leave. This bill would authorize an employee who has been discharged, disciplined, or discriminated or retaliated against for exercising their right to bereavement leave to file a complaint with the Division of Labor Standards Enforcement or bring a civil action against their employer for reinstatement, specified damages, and attorney's fees. The provisions of the bill would not apply to an employee who is covered by a valid collective bargaining agreement that provides for at least as much bereavement leave as is required by this bill and other specified working conditions.

This bill contains other related provisions and other existing laws.

AB 99 [Irwin D](#) Statewide longitudinal data system: California Cradle-to-Career Data System: governance and support. (Amended: 4/27/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY APPR.

Current: Amended: 4/27/2021

Existing law establishes the California Longitudinal Pupil Achievement Data System, which is maintained by the State Department of Education and consists of pupil data regarding demographic, program participation, enrollment, and statewide assessments. This bill would express the intent of the Legislature in enacting the bill is to codify certain recommendations in the California Cradle-to-Career Data System Legislative Report published in December 2020, which describes the planning process and recommendations for phase one of the Cradle-to-Career Data System. The bill would set the vision, mission, and strategic objectives of the data system. The bill would establish a governing board, comprised of certain representatives from state agencies, educational organizations, and members of the public, to, among other things, ensure the data system is serving its intended purpose and oversee participation in the data system and provide for its governance structure. The bill would require the governing board to also provide operational oversight of the Cradle-to-Career Data Office that the bill would establish within the Government Operations Agency under the direction of the Department of General Services to serve as the managing entity of the data system, as provided. The bill would establish the Data and Tools Advisory Board and the Community Engagement Advisory Board, comprised of 16 members each of end users of the data in the data system, to perform certain tasks and make recommendations and suggestions to the governing board, as provided.

This bill contains other existing laws.

AB 108 [Cunningham R](#) Governor's emergency orders and regulations: approval by the Legislature. (Introduced: 12/16/2020)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY EMERGENCY MANAGEMENT

Current: Introduced: 12/16/2020

Existing law, the California Emergency Services Act (CESA), authorizes the Governor to proclaim a state of emergency when specified conditions of disaster or extreme peril to the safety of persons and property exist, and authorizes the Governor to exercise certain powers in response to that emergency, including, but not limited to, suspending specified statutes, ordinances, orders, regulations, or rules. Existing law requires orders and regulations, or amendments or rescissions thereof, issued during a state of war emergency or state of emergency to be in writing and to take effect immediately upon their issuance. This bill would permit an order or regulation, or an amendment or rescission thereof, issued pursuant to specified CESA provisions 60 or more days after the proclamation, to take effect only if approved by a concurrent resolution of the Legislature.

This bill contains other existing laws.

AB 115 [Bloom D](#) Planning and zoning: commercial zoning: housing development. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/15/2021- ASSEMBLY L. GOV.

Current: Amended: 4/20/2021

Existing law, the Planning and Zoning Law, requires that the legislative body of each county and each city adopt a comprehensive, long-term general plan for the physical development of the county and city, and specified land outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law authorizes the legislative body of any county or city, pursuant to specified procedures, to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes. This bill, notwithstanding any inconsistent provision of a city's or county's general plan, specific plan, zoning ordinance, or regulation, would require that a housing development be an authorized use on a site designated in any local agency's zoning code or maps for commercial uses if certain conditions apply. Among these conditions, the bill would require that the housing development be subject to a recorded deed restriction requiring that at least 20% of the units have an affordable housing cost or affordable rent for lower income households, as those terms are defined, and located on a site that satisfies specified criteria.

This bill contains other related provisions and other existing laws.

AB 119 [Salas D](#) County auditor: direct levies. (Amended: 1/26/2021)

[Leginfo Link](#)

Location: 1/11/2021- ASSEMBLY L. GOV.

Current: Amended: 1/26/2021

Existing law requires each county to have certain offices, including the office of auditor who is designated to perform certain duties, including apportioning property tax revenue to each jurisdiction according to tax rate area. Existing law defines tax rate areas for the purpose of property tax allocation. This bill would require the county auditor, or other county officer designated by the county, to make publicly available on their internet website information about direct levies, as defined, including the range of combined direct levies assessed on real property. The bill would require a website posting that identifies contact information for each direct levy assessed within their jurisdiction, to also include the range of fees assessed on individual parcels of real property subject to the special district's assessment.

This bill contains other related provisions and other existing laws.

AB 214 [Ting D](#) Budget Act of 2021. (Introduced: 1/8/2021)

[Leginfo Link](#)

Location: 1/28/2021- ASSEMBLY BUDGET

Current: Introduced: 1/8/2021

This bill would make appropriations for the support of state government for the 2021–22 fiscal year.

This bill contains other related provisions.

AB 222 [Rubio, Blanca D](#) Income taxes: net operating losses: active solar energy systems. (Amended: 3/15/2021)

[Leginfo Link](#)

Location: 1/28/2021- ASSEMBLY REV. & TAX

Current: Amended: 3/15/2021

Existing law, the Personal Income Tax Law and Corporation Tax Law, in modified conformity with federal income tax laws, generally allows various deductions in computing the income that is subject to taxes imposed by those laws, including a deduction for a net operating loss, as specified. Existing law suspends the deduction for a net operating loss, as specified, for taxable years beginning on or after January 1, 2020, and before January 1, 2023. Existing law requires any bill authorizing a new tax expenditure to contain, among other things, specific goals, purposes, and objectives that the tax expenditure will achieve, detailed performance indicators, and data collection requirements. This bill, for taxable years beginning on and after January 1, 2023, would authorize a net operating loss carryback, as described, for a net operating loss or carryover of net operating loss for which a deduction was suspended as described above for a qualified taxpayer. The bill would define a “qualified taxpayer” as a taxpayer that was engaged in the business of owning, operating, or constructing active solar energy systems in the state and that completed a specified substantial sale of fixed assets or other property held or used in the regular course of their trade or business during the taxable year beginning on or after January 1, 2020, but before January 1, 2021. The bill also would include additional information required for any bill authorizing a new tax expenditure.

This bill contains other related provisions.

AB 230 [Voepel R](#) Employment: flexible work schedules. (Introduced: 1/12/2021)

[Leginfo Link](#)

Location: 1/28/2021- ASSEMBLY L. & E.

Current: Introduced: 1/12/2021

Existing law, with certain exceptions, establishes 8 hours as a day’s work and a 40-hour workweek, and requires payment of prescribed overtime compensation for additional hours worked. Existing law authorizes the adoption by 2/3 of employees in a work unit of alternative workweek schedules providing for workdays no longer than 10 hours within a 40-hour workweek. This bill would enact the Workplace Flexibility Act of 2021. The bill would permit an individual nonexempt employee to request an employee-selected flexible work schedule providing for workdays up to 10 hours per day within a 40-hour workweek, and would allow an employer to implement this schedule without the obligation to pay overtime compensation for those additional hours in a workday, except as specified. The bill would require that the flexible work schedule contain specified information and the employer’s and the employee’s original signature. The bill would also require the Division of Labor Standards Enforcement in the Department of Industrial Relations to enforce this provision and adopt regulations.

AB 231 [Nguyen R](#) Worker classification: employees and independent contractors: licensed manicurists. (Introduced: 1/12/2021)

[Leginfo Link](#)

Location: 1/28/2021- ASSEMBLY L. & E.

Current: Introduced: 1/12/2021

Existing law requires a 3-part test, commonly known as the “ABC” test, to determine if workers are employees or independent contractors for purposes of the Labor Code, the Unemployment Insurance Code, and the wage orders of the Industrial Welfare Commission. Under the ABC test, a person providing labor or services for remuneration is considered an employee rather than an independent contractor unless the hiring entity demonstrates that the person is free from the control and direction of the hiring entity in connection with the performance of the work, the person performs work that is outside the usual course of the hiring entity’s business, and the person is customarily engaged in an independently established trade, occupation, or business. Existing law charges the Labor Commissioner with the enforcement of labor laws, including worker classification. This bill would delete the January 1, 2022, inoperative date, thereby making licensed manicurists subject to this exemption indefinitely.

This bill contains other existing laws.

AB 244 [Rubio, Blanca D](#) Affordable housing cost study: housing plan addendum. (Introduced: 1/13/2021)

[Leginfo Link](#)

Location: 1/28/2021- ASSEMBLY H. & C.D.

Current: Introduced: 1/13/2021

Existing law establishes various programs and funding sources to enable the development of affordable housing, including the low-income housing credit, the Building Homes and Jobs Act, the Veterans and Affordable Housing Bond Act of 2018, the Affordable Housing and Sustainable Communities Program, and the Multifamily Housing Program. Existing law charges various agencies with the administration of these programs, including the California Tax Credit Allocation Committee, the Department of Housing and Community Development, and the California Housing Finance Agency. This bill would require the California Tax Credit Allocation Committee, the Department of Housing and Community Development, the California Housing Finance Agency, and the California Debt Limit Allocation Committee to conduct an affordable housing cost study that measures the factors that influence the cost of building affordable housing, breaks down total development costs for affordable housing, and enables the state to maximize resources allocated for affordable housing. The bill would require the study to consider data from projects that have received funding from the various programs and funding sources described above. The bill would require the development of the cost study only as existing resources permit without restructuring funding priorities, or as private resources are made available. The bill would require the California Tax Credit Allocation Committee to publish the study by January 1, 2028.

This bill contains other related provisions and other existing laws.

AB 246 [Quirk D](#) Contractors: disciplinary actions. (Introduced: 1/13/2021)

[Leginfo Link](#)

Location: 4/26/2021- SENATE RLS.

Current: Introduced: 1/13/2021

Existing law provides for the licensure and regulation of contractors by the Contractors’ State License Board (board). Under existing law, a willful or deliberate disregard by a licensed contractor of various state building, labor, and safety laws constitutes a cause for disciplinary action by the board. This bill would reorganize these provisions and would add illegal dumping to the list of violations that constitute a cause for disciplinary action against a contractor by the board.

AB 247 [Ramos D](#) COVID-19 emergency: small businesses: nonprofit organizations: immunity from civil liability. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY JUD.

Current: Amended: 3/18/2021

Existing law, the California Emergency Services Act, permits the Governor to proclaim a state of emergency during conditions of disaster or of extreme peril to the safety of persons and property, including epidemics. Existing law provides that the proclamation takes effect immediately, affords specified powers to the Governor, and terminates upon further proclamation by the Governor or by concurrent resolution of the Legislature. The Governor proclaimed a state of emergency March 4, 2020, related to the COVID-19 pandemic. Existing law generally provides that everyone is responsible, not only for the result of their willful acts, but also for an injury occasioned to another by that person's want of ordinary care or skill in the management of their property or person, except as specified. This bill would exempt a small business or nonprofit organization with 100 or fewer employees from liability for an injury or illness to a consumer, as defined, due to coronavirus (COVID-19) based on a claim that the consumer contracted COVID-19 while at that small business or nonprofit organization, or due to the actions of that small business or nonprofit organization. The bill would require the small business or nonprofit organization, for this exemption to apply, to have implemented and substantially complied with all applicable state and local health laws, regulations, and protocols. Under the bill, this exemption would not apply if the injury or illness resulted from a grossly negligent act or omission, willful or wanton misconduct, or unlawful discrimination by the business or nonprofit organization or an employee of the business or nonprofit organization. The bill would apply these provisions only until the termination of the state of emergency related to the COVID-19 pandemic, regardless of when the claim is filed. The bill would repeal these provisions on January 1, 2023. The bill would include related legislative findings.

AB 248 [Choi R](#) Income taxes: credits: cleaning and sanitizing supplies: COVID-19. (Introduced: 1/14/2021)

[Leginfo Link](#)

Location: 1/28/2021- ASSEMBLY REV. & TAX

Current: Introduced: 1/14/2021

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. Existing law requires any bill authorizing a new tax expenditure to contain, among other things, specific goals, purposes, and objectives the tax expenditure will achieve, detailed performance indicators, and data collection requirements. This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2021, and before January 1, 2022, to a taxpayer that is a business with a physical location in the state in an amount equal to the costs paid or incurred by the qualified taxpayer during the taxable year for the purchase of cleaning and sanitizing supplies used at business locations in the state to prevent the transmission of the novel coronavirus (COVID-19). The bill would also include additional information required for any bill authorizing a new tax expenditure.

This bill contains other related provisions.

AB 255 [Muratsuchi D](#) COVID-19 Emergency Small Business Eviction and Rent Relief Act. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 3/25/2021- ASSEMBLY JUD.

Current: Amended: 4/19/2021

Existing law provides that a tenant is guilty of unlawful detainer if the tenant continues to possess the property without permission of the landlord in specified circumstances, including when the tenant has violated the lease or rental agreement by defaulting on rent, and requires the tenant be served a 3 days' notice in writing to cure the default, as specified. Existing law provides that an unlawful detainer action is subject to the COVID-19 Tenant Relief Act of 2020, which provides tenants with specified temporary protections from eviction, if the default in the payment of rent is based upon COVID-19 rental debt, as defined. This bill would require a landlord, who receives a statement signed by a commercial tenant, as defined, and supported by documentary evidence that evidences that the tenant requests emergency rent relief because the business of the commercial tenant has experienced a decrease in average monthly gross revenue of at least 50%, which is reasonably attributable to public health regulations adopted to address the COVID-19 pandemic, during the qualifying time period, as defined, as compared with the 12 months immediately preceding the qualifying time period, as defined, to conduct a good faith negotiation to form a plan to allow the commercial tenant a reasonable opportunity to repay COVID-19 lease debt while minimizing the hardship to the landlord. The bill would prohibit, except as provided, a landlord from terminating a lease of a commercial tenant, before the date that is one year from the end of the qualifying time period, who paid 25% of the amount due under the lease during the qualifying time period.

AB 258 [Villapudua D](#) Emergency shelters: Emergency Housing and Assistance Program: pets. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/27/2021- ASSEMBLY APPR.

Current: Amended: 4/20/2021

Existing law establishes various programs to provide assistance to homeless persons. Existing law requires a state agency or department that funds, implements, or administers a state program that provides housing or housing-related services to people experiencing homelessness or at risk of homelessness, except as specified, to adopt guidelines and regulations to include enumerated Housing First policies. This bill would require that all state programs created on or after January 1, 2022, providing interim housing, as defined, follow specified low barrier practices. The bill would also establish requirements for the adoption and implementation of these practices for programs existing prior to January 1, 2022, as specified.

AB 310 [Lee D](#) Wealth tax. (Amended: 4/5/2021)

[Leginfo Link](#)

Location: 3/25/2021- ASSEMBLY REV. & TAX

Current: Amended: 4/5/2021

Existing law imposes taxes upon income and real property, as well as taxes upon certain transactions and excise taxes. This bill would, for taxable years beginning on or after January 1, 2022, impose an annual tax at a rate of 1% of a resident of this state's worldwide net worth in excess of \$50,000,000, or in excess of \$25,000,000 in the case of a married taxpayer filing separately. The bill would also impose an additional tax at a rate of 0.5% of a resident's worldwide net worth in excess of \$1,000,000,000, or in excess of \$500,000,000 in the case of a married taxpayer filing separately. The bill would describe worldwide net worth with reference to specific federal provisions and would provide that worldwide net worth does not include specific assets, including personal property situated out of state, directly held real property, or liabilities related to directly held real property. The bill would also authorize the Franchise Tax Board to adopt regulations to carry out these provisions, including regulations regarding the valuation of certain assets that are not publicly traded.

This bill contains other related provisions and other existing laws.

AB 330 [Kamlager D](#) Unemployment compensation: excluded services: family members. (Introduced: 1/27/2021)

[Leginfo Link](#)

Location: 1/27/2021- ASSEMBLY PRINT

Current: Introduced: 1/27/2021

Existing law provides for the payment of unemployment insurance and disability compensation to certain employees who become unemployed or disabled. For that purpose, existing law defines employment, but excludes certain services performed by individuals from that definition. Existing law specifies that employment does not include service performed by a child in the employ of their parents or by an individual in the employ of their child or spouse. This bill would make nonsubstantive changes to that exclusion.

AB 339 [Lee D](#) Local government: open and public meetings. (Amended: 4/15/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/15/2021

Existing law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. Under existing law, a member of the legislative body who attends a meeting where action is taken in violation of this provision, with the intent to deprive the public of information that the member knows the public is entitled to, is guilty of a crime. This bill would require all meetings to include an opportunity for members of the public to attend via a telephonic option and an internet-based service option. The bill would require all meetings to include an in-person public comment opportunity, except in specified circumstances during a declared state or local emergency. The bill would require all meetings to provide the public with an opportunity to comment on proposed legislation in person and remotely via a telephonic and an internet-based service option, as provided, and would specify requirements for public comment registration. The bill would also require the legislative bodies of the local agency to provide interpretation services as requested, and have a system to process requests for interpretation services and publicize that system online.

This bill contains other related provisions and other existing laws.

AB 345 [Quirk-Silva D](#) Accessory dwelling units: separate conveyance. (Amended: 3/9/2021)

[Leginfo Link](#)

Location: 4/14/2021- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 3/9/2021

The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and requires a local agency that has not adopted an ordinance to ministerially approve an application for an accessory dwelling unit, and sets forth required ordinance standards, including that the ordinance prohibit the sale or conveyance of the accessory dwelling unit separately from the primary residence. This bill would require each local agency to allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if the above-described conditions are met. The bill would impose an additional condition on a tenancy in common agreement subject to these provisions and recorded on or after December 31, 2021, to include specified information, including a delineation of all areas of the property that are for the exclusive use of a cotenant, delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general

maintenance and repair, and improvements associated with the property, and procedures for dispute resolution among cotenants before resorting to legal action.

This bill contains other related provisions and other existing laws.

AB 357 [Kamlager D](#) Affordable housing. (Introduced: 2/1/2021)

[Leginfo Link](#)

Location: 2/1/2021- ASSEMBLY PRINT

Current: Introduced: 2/1/2021

Existing law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. This bill would declare the intent of the Legislature to enact legislation that would address the need to build more affordable housing units.

AB 358 [Flora R](#) Monitored electrified security fences: permitted use. (Amended: 3/22/2021)

[Leginfo Link](#)

Location: 2/12/2021- ASSEMBLY JUD.

Current: Amended: 3/22/2021

Existing law authorizes an owner of real property to install and operate on their property an electrified security fence that meets specified requirements, including that the fence is used to protect and secure commercial or industrial property. Existing law also requires that the height of the fence not exceed 10 feet and be located behind a perimeter fence that is not less than 6 feet high. Existing law prohibits an owner of real property from installing and operating an electrified security fence where a local ordinance prohibits that installation and operation. If a local ordinance allows the installation and operation of an electrified security fence, existing law requires the installation and operation of the fence to meet both those specified requirements and the requirements of that ordinance. This bill would, instead, authorize the installation and operation of a monitored electrified security fence to protect and secure commercial, manufacturing, or industrial property, or other ancillary applicable zoning designations for a property the use of which is commercial, manufacturing, or industrial. The bill would require the fence to interface with a monitored alarm device in a manner that enables the alarm system to transmit a signal intended to summon the business, a monitoring service, or both. The bill would require a monitored electrified security fence to be located behind a perimeter fence that is not less than 5 feet in height and establish a height maximum of either 10 feet or up to 2 feet higher than an existing perimeter fence, whichever is greater. The bill would make conforming changes in provisions relating to the local ordinances.

AB 362 [Quirk-Silva D](#) Homeless shelters: safety regulations. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/20/2021

Existing 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. This bill would establish minimum health and safety standards for homeless shelters, as defined, including, but not limited to, minimum standards for homeless shelter maintenance, interior air quality, sleeping rooms, and laundries. The bill would require the housing, building, or health department of a local agency to serve as the enforcement agency and enforce the minimum health and safety standards within their jurisdiction, unless the local agency enters an agreement with the Business, Consumer Services, and Housing Agency to enforce those standards.

This bill contains other related provisions and other existing laws.

AB 374 [Seyarto R](#) Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program. (Introduced: 2/1/2021)

[Leginfo Link](#)

Location: 2/12/2021- ASSEMBLY H. & C.D.

Current: Introduced: 2/1/2021

Existing law establishes the Homeless Housing, Assistance, and Prevention (HHAP) program for the purpose of providing jurisdictions, as defined, with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. Under existing law, grants under the HHAP program are allocated in 2 rounds of funding, the first of which is administered by the Business, Consumer Services, and Housing Agency and the second of which is administered by the Homeless Coordinating and Financing Council, as provided. Existing law requires the Department of Housing and Community Development 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. Existing law requires that the report include, among other things, the number of units assisted by those programs and the number of individuals and households served and their income level. This bill would additionally require that this report include an evaluation of the HHAP program.

This bill contains other existing laws.

AB 411 [Irwin D](#) Veterans Housing and Homeless Prevention Bond Act of 2022. (Amended: 3/1/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 3/1/2021

Existing law, the Veterans Housing and Homeless Prevention Bond Act of 2014 (the 2014 bond act), authorizes the issuance of bonds in the amount of \$600,000,000, as specified, for expenditure by the California Housing Finance Agency, the Department of Housing and Community Development, and the Department of Veterans Affairs to provide housing to veterans and their families pursuant to the Veterans Housing and Homeless Prevention Act of 2014 (VHHPA). This bill would enact the Veterans Housing and Homeless Prevention Bond Act of 2022 to authorize the issuance of bonds in an amount not to exceed \$600,000,000 to provide additional funding for the VHHPA. The bill would provide for the handling and disposition of the funds in the same manner as the 2014 bond act.

This bill contains other related provisions.

AB 441 [Mayes I](#) Recreational water use: wave basins. (Amended: 4/8/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE DESK

Current: Amended: 4/8/2021

Existing law provides for the regulation of recreational water use, as specified, including, but not limited to, swimming pools and wave pools. Existing law establishes applicable construction and sanitation standards for public swimming pools, and standards pertaining to their operation, maintenance, and use. This bill would similarly establish, under the supervision of the State Department of Public Health, standards for a wave basin, defined as an artificially constructed body of water within an impervious water containment structure incorporating the use of a mechanical device principally designed to generate waves for surfing on a surfboard or analogous surfing device commonly used in the ocean and intended for sport. The bill would require a wave basin to be under the supervision of a wave basin operator, with specified responsibilities, and be subject to inspection by the enforcing agent, as defined. The bill would establish standards for the construction, use, operation, and maintenance of wave basins, including, but not limited to, standards for recordkeeping; water treatment, clarity, and characteristics; lifeguard service, first aid, and safety; and employee and wave basin user health. The bill would make a person who violates any of its provisions, or related building standards, rules, and regulations, guilty of a misdemeanor, punishable by a fine, imprisonment, or by both a fine and imprisonment. By creating a new crime, and by imposing new inspection duties on local public health enforcing agents, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 482 [Ward D](#) Housing authorities: City of San Diego, County of San Bernardino, and County of Santa Clara: middle-income housing projects pilot program. (Amended: 3/17/2021)

[Leginfo Link](#)

Location: 3/25/2021- SENATE RLS.

Current: Amended: 3/17/2021

Existing law, the Housing Authorities Law, authorizes a housing authority of a city or county to, among other things, prepare, carry out, acquire, lease, and operate housing projects and housing developments for persons of low income, as provided. Existing law, until January 1, 2022, authorizes a housing authority located in the City of San Diego, the County of San Bernardino, or the County of Santa Clara to implement a pilot program to develop and finance a middle-income housing project, as defined, if the project receives gap financing, as defined. Existing law requires any gap financing to be approved by the housing authority's legislative body, as provided. Existing law requires the housing authority to provide a report to the Legislature, as specified, on and before January 1, 2020, and on or before January 1, 2022. This bill would extend the authority of a housing authority located in the City of San Diego, the County of San Bernardino, or the County of Santa Clara to implement the above-described pilot program from January 1, 2022, to January 1, 2026. The bill would extend the requirement for the housing authority to provide a report to the Legislature by requiring the housing authority to provide a report every 2 years after providing the first report, starting with January 1, 2022.

This bill contains other existing laws.

AB 491 [Gonzalez, Lorena D](#) Housing: affordable and market rate units. (Introduced: 2/8/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Introduced: 2/8/2021

The State Housing Law, among other things, requires the Department of Housing and Community Development to adopt, amend, or repeal rules and regulations for the protection of the health, safety, and general welfare of the occupant and the public relating to specified residential structures, as provided, which apply throughout the state. Existing law requires the housing or building department of every city or county, or the health department if there is no building department, to enforce within its jurisdiction the provisions of the State Housing Law, building standards, and the other rules and regulations adopted by the department pertaining to the maintenance, sanitation, ventilation, use, or occupancy of apartment houses, hotels, or dwellings. A violation of the State Housing Law, or of the building standards or rules and regulations adopted pursuant to that law, is a misdemeanor. This bill would require that a mixed-income multifamily structure that is constructed on or after January 1, 2022, provide the same access to the common entrances, common areas, and amenities of the structure to occupants of the affordable housing units in the structure as is provided to occupants of the market-rate housing units. The bill would also prohibit a mixed-income multifamily structure that is constructed on or after January 1, 2022, from isolating the affordable housing units within the structure to a specific floor or an area on a specific floor. The bill would define various terms for these purposes.

This bill contains other related provisions and other existing laws.

AB 497 [Waldron R](#) Forestry and fire protection: local assistance grant program: fire prevention activities: street and road vegetation management. (Amended: 3/11/2021)

[Leginfo Link](#)

Location: 3/11/2021- ASSEMBLY NAT. RES.

Current: Amended: 3/11/2021

Under existing law, the Department of Forestry and Fire Protection is required to develop, implement, and administer various forest improvement and fire prevention programs in the state. Existing law requires the department to establish a local assistance grant program for fire prevention activities in California. Existing law requires the department to prioritize, to the extent feasible, projects that are multiyear efforts and to prioritize grant applications from specified local agencies. This bill would appropriate the sum of \$25,000,000 from the General Fund to the department to be used to provide the local assistance grants described above. The bill would require the department, for purposes of this appropriation, to prioritize projects, in addition to the priorities specified above, that manage vegetation along streets and roads to prevent the ignition of wildfire and that require the funds for purposes of purchasing equipment necessary for the project.

AB 500 [Ward D](#) Local planning: permitting: coastal development. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law, the California Coastal Act of 1976 (the Coastal Act), among other things, requires anyone wishing to perform or undertake any development in the coastal zone, except as specified, 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, as provided. Existing law specifies various development standards with respect to development within the coastal zone and requires that lower cost visitor and recreational facilities be protected, encouraged, and, where feasible, provided. This bill would additionally require that housing opportunities for persons of low and moderate income be protected, encouraged, and provided under those provisions. The bill would also require that new development in nonhazardous areas preserve and enhance the supply of higher density residential, multifamily residential, and mixed-use development in areas with adequate public transit.

This bill contains other related provisions and other existing laws.

AB 513 [Bigelow R](#) Employment: telecommuting employees. (Amended: 3/17/2021)

[Leginfo Link](#)

Location: 2/18/2021- ASSEMBLY L. & E.

Current: Amended: 3/17/2021

Existing law regulates the wages, hours, and working conditions of any worker employed in any occupation, trade, or industry, whether compensation is measured by time, piece, or otherwise, except as specified. This bill would authorize an employee working from home or a remote location not at the physical location of the employer to receive legally required notices and postings electronically and sign or acknowledge certain documents electronically. The bill would also authorize an employee who works from home or a remote location to have any wages due at the time of separation of employment mailed to the employee using the address the employer has on file for the employee for sending notices. The bill would require the wages to be deemed paid on the date of mailing.

AB 528 [Wicks D](#) Property taxation: tax-defaulted property: sales to nonprofits. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 4/26/2021- ASSEMBLY APPR.

Current: Amended: 3/25/2021

Existing law generally authorizes a county tax collector to sell tax-defaulted property 5 or more years after the real property has become tax defaulted. Existing law authorizes a nonprofit organization to purchase residential or vacant property, with the approval of the board of supervisors of the county in which it is located, that has been tax defaulted for 5 years or more, or 3 years or more after the property has become tax defaulted and is subject to a nuisance abatement lien, as long as the property is used for low-income housing or public use, as specified. Existing law defines “nonprofit organization” as a nonprofit public benefit corporation organized for the purpose of the acquisition of either single-family or multifamily dwellings for rehabilitation and sale or rent to low-income persons or for other use to serve low-income persons, or vacant land for construction of residential dwellings and subsequent sale or rent to low-income persons, for other use to serve low-income persons, or for dedication of that vacant land to public use. This bill, among other things, would revise the definition of nonprofit organization to also require that the nonprofit organization (1) own or manage housing units located on property that is exempt from taxation, as specified, (2) contract with a nonprofit corporation that has received a tax exemption for properties intended to be sold to low-income families with financing in the form of zero interest rate loans, (3) is a community housing development organization, or (4) is a community land trust. The bill would reduce the number of years a vacant or residential property is required to be tax defaulted before a nonprofit organization can buy it, with the approval of the county board of supervisors for the county where the property is located, to 2 or more years after a property subject to a nuisance abatement lien is tax defaulted or one or more years after a property subject to a nuisance abatement lien is tax defaulted and is vacant. This bill would require the tax collector to document each step in the tax sale process and provide a file of those documents to the nonprofit organization or public agency that purchases the property at the time of the sale. The bill would require the nonprofit organization to indicate via a checklist to be developed by the tax collector that to the best of their knowledge that the property is free and clear of any issues that may cloud transfer of title. The bill would require tax collectors to provide their lists of tax-defaulted properties eligible for tax sale to the Controller, and the Controller would be required to maintain an up-to-date list of all upcoming tax sales in the state on its internet website. The bill would also require tax collectors, at any time after the property has become tax defaulted, but before it is eligible for tax auction, to provide certain nonprofit organizations with a nonpublic list of tax-

defaulted properties at their request. Existing law requires that whenever the county or the state is the purchaser of a tax-defaulted property that the price be agreed upon between the county board of supervisors, the Controller, and the governing body of any city in which that property is located, and that the price be paid to the county tax collector for distribution. This bill would require that whenever a nonprofit organization is the purchaser, the price is zero if the state reimburses the tax collector for the minimum bid price and all costs associated with the transaction. The bill would authorize a county, after a property becomes eligible for tax sale, to lower the purchase price to an amount below the minimum bid price for public agencies and nonprofit organizations. Existing law requires that the county board of supervisors approve certain tax-defaulted property sales and that the Controller approve the agreement. This bill would require that the county board of supervisors make the decision to approve or disapprove a sale within 90 calendar days of receiving a request for approval, and that the Controller make the determination of approval or rejection of the agreement within one calendar month of receipt of the agreement. The bill would also require the Controller, on or before January 30, 2023, to develop a standardized set of best practices for the sale of tax delinquent properties to nonprofit organizations with input from all relevant stakeholders. The bill would require tax collectors to formally adopt those practices on or before December 31, 2024. Because this bill would add to the duties of county tax collectors, the bill would impose a state-mandated local program. Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest. This bill would make legislative findings to that effect. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

AB 548 Carrillo D Unemployment compensation benefits: overpayments. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 4/26/2021- ASSEMBLY INS.

Current: Amended: 4/22/2021

Under existing law, except as specified, any person who receives an overpayment of unemployment compensation benefits is liable for the amount overpaid. Exceptions to liability include if the overpayment was not due to fraud, misrepresentation, or willful nondisclosure on the part of the recipient, the overpayment was received without fault on the part of the recipient, and its recovery would be against equity and good conscience. Under existing law, if the Director of Employment Development finds that an individual has been overpaid unemployment compensation benefits because the individual, for the purpose of obtaining those benefits, either made a false statement or representation with actual knowledge of the falsity or withheld a material fact, then the director is required to assess against the individual an amount equal to 30% of the overpayment amount. Existing law requires 50% of the overpayment assessment amount to be deposited into the Unemployment Trust Fund and 50% into the Employment Development Department Benefit Audit Fund, both of which are continuously appropriated funds, and requires that all interest collected is deposited into the Employment Development Department Benefit Audit Fund. Existing law authorizes the director to take specified steps to recover overpayment of unemployment compensation benefits including, among others, initiating proceedings for a summary judgment against the liable person if the director finds that overpayment may not be waived due to specified circumstances. Existing law authorizes the director, not later than 3 years after the overpayment became final, to file with the clerk of the proper court in the county from which the overpayment of benefits was paid or in the county in which the claimant resides, a certificate containing specified provisions, including a statement of the amount due, including any assessment, plus interest from the date that the initial determination of overpayment was made. Existing law also authorizes the director to offset the amount of the overpayment received by the liable person against any amount of benefits to which the person becomes entitled within 6 years of notice of overpayment determination. This bill would modify the 30% penalty assessment to be a one-time penalty, to the extent required by federal law. The bill, with regard to the director's findings regarding overpayment, would additionally require the director to find that a false

statement or representation, or the withholding of a material fact, was made with fraudulent intent. The bill would make conforming changes relating to the one-time penalty. The bill, with regard to summary judgment proceedings, would delete the authorization for interest on the amount of overpayment. The bill would authorize interest to be charged and collected on overpayments, to be calculated at a specified rate, if an individual has been charged an overpayment penalty for Pandemic Unemployment Assistance benefits. The bill would require revenues of that interest to be deposited 50% into the Unemployment Trust Fund and 50% into the Employment Development Department Benefit Audit Fund. Under the bill, the moneys in those funds attributable to those revenues would not be continuously appropriated and would only be available for expenditure upon appropriation by the Legislature. The bill would limit offsets as prescribed. The bill would require the director, to the extent authorized by applicable federal law, to waive any overpayment for which the director determines the person to whom the overpayment was made is not at fault. The bill would require the director to seek waivers of federal law for any overpayment recovery required by federal law for overpayment for which the director determines the person to whom the overpayment was made is not at fault.

This bill contains other related provisions.

AB 561 [Ting D](#) Help Homeowners Add New Housing Program: accessory dwelling unit financing. (Amended: 4/6/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/6/2021

Existing 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 in areas zoned to allow single-family or multifamily dwelling residential use in accordance with specified standards and conditions. This bill would authorize the Treasurer, within 6 months of the effective date of these provisions, to develop the Help Homeowners Add New Housing Program with the purpose of assisting homeowners, as defined, in qualifying for loans to construct additional housing units on their property, including accessory dwelling units and junior accessory dwelling units. The bill would, with regard to the development of the program, authorize the Treasurer to consult with the California Housing Financing Agency, the Department of Housing and Community Development, and various other entities, including private lenders, community development financial institutions, community-based organizations, and local housing trust funds. The bill would prohibit the California Housing Financing Agency from being affiliated with the program in any financial capacity.

AB 566 [Nguyen R](#) Property taxation: revenue allocations. (Introduced: 2/11/2021)

[Leginfo Link](#)

Location: 2/11/2021- ASSEMBLY PRINT

Current: Introduced: 2/11/2021

Existing property tax law generally requires the county auditor, in each fiscal year, to allocate property tax revenues to local jurisdictions in accordance with specified formulas and procedures, and generally requires that each jurisdiction be allocated an amount equal to the total of the amount of revenue allocated to that jurisdiction in the prior fiscal year, subject to certain modifications, and that jurisdiction's portion of the annual tax increment, as defined. This bill would make a nonsubstantive change to that provision.

AB 569 [Grayson D](#) Contractors: civil penalties: letters of admonishment. (Introduced: 2/11/2021)

[Leginfo Link](#)

Location: 4/26/2021- SENATE RLS.

Current: Introduced: 2/11/2021

Existing law, except as specified, authorizes any board, bureau, or commission within the Department of Consumer Affairs (DCA) to establish, by regulation, a system for the issuance to a licensee of a citation which may contain an order of abatement or an order to pay an administrative fine assessed by the board, bureau, or commission where the licensee is in violation of the applicable licensing act or regulation adopted under the act. Existing law prohibits an administrative fine assessed by the board, bureau, or commission from exceeding \$5,000 for each inspection or each investigation made with respect to the violation, or, if the violation involves fraudulent billing submitted to an insurance company, the Medi-Cal program, or Medicare, \$5,000 for each violation or count (administrative fine maximum). This bill would increase the civil penalty limit from \$5,000 to \$8,000, notwithstanding the administrative fine maximum, and would increase the enhanced civil penalty limit from \$15,000 to \$30,000. The bill would expand the enhanced civil penalty limit to apply to certain violations relating to workers' compensation insurance coverage.

This bill contains other related provisions and other existing laws.

AB 571 [Mayes I](#) Planning and zoning: density bonuses: affordable housing. (Amended: 3/24/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 3/24/2021

Existing law, known as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development in the city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to, among other things, construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents, including lower income students. Existing law requires the amount of a density bonus and the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total number of units in the housing development, as specified. This bill would prohibit affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, from being imposed on a housing development's affordable units.

This bill contains other related provisions and other existing laws.

AB 572 [Kalra D](#) California Workforce Development Board: employment policies. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY APPR.

Current: Amended: 3/18/2021

Existing law establishes the California Workforce Development Board as the body responsible for assisting the Governor in the development, oversight, and continuous improvement of California's workforce investment system and the alignment of the education and workforce investment systems to the needs of the 21st century economy and workforce. This bill would require the board, upon appropriation of funds by the Legislature for this purpose, to establish and maintain an outreach, education, and certification program, with specified purposes, including training restaurant employees, managers, and employers to identify and address disparities in their workforce and implementing high-road employment policies that promote equity of income and career pathways for people of color, immigrants, women, and people who are transgender, nonbinary, or intersex.

This bill contains other related provisions.

AB 578 [Fong R](#) Housing and Community Development: grant contracts and agreements. (Introduced: 2/11/2021)

[Leginfo Link](#)

Location: 2/18/2021- ASSEMBLY H. & C.D.

Current: Introduced: 2/11/2021

Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. Existing law requires the department to administer various grants, including the California Emergency Solutions Grants Program. This bill would require the department to issue and complete, for any grant program administered by the department, all necessary contracts and standard agreements, if applicable, between the department and the grant recipient within 90 days of issuing a grant award letter to the grant recipient. The bill would require the department to issue and complete these contracts and agreements by March 31, 2022, for a grant award letter issued to a grant recipient prior to January 1, 2022. The bill would provide that the department shall use moneys appropriated to it in the annual Budget Act or another statute for purposes of the bill's provisions or for the general administration of the department.

AB 585 [Rivas, Luz D](#) Climate change: Extreme Heat and Community Resilience Program. (Amended: 3/17/2021)

[Leginfo Link](#)

Location: 4/14/2021- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 3/17/2021

Existing law requires the Natural Resources Agency every 3 years to update the Safeguarding California Plan, the state's climate adaptation strategy. As part of the update, existing law requires the agency to coordinate with other state agencies to identify a lead agency or group of agencies to lead adaptation efforts in each sector. Existing law requires state agencies to work to maximize specified objectives related to climate change. Existing law establishes the Office of Planning and Research in state government in the Governor's office. This bill would establish the Extreme Heat and Community Resilience Program and would require the Office of Planning and Research to administer the program. Under the program, the bill would require the Office of Planning and Research to coordinate the state's efforts to address extreme heat and to facilitate the implementation of local, regional, and state climate change planning into effective projects through the awarding of competitive grants to eligible entities for implementation of those projects. The bill would establish the Extreme Heat and Community Resilience Fund in the State Treasury and would require the office, upon appropriation by the Legislature, to expend moneys in the fund for the implementation of the program.

AB 602 [Grayson D](#) Development fees: impact fee nexus study. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

(1)Existing law, the Permit Streamlining Act, which is part of the Planning and Zoning Law, requires each public agency to provide a development project applicant with a list that specifies the information that will be required from any applicant for a development project. The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other

things, determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. Existing law requires a city, county, or special district that has an internet website to make available on its internet website certain information, as applicable, including its current schedule of fees and exactions. This bill, among other things, would require, on and after January 1, 2022, a city, county, or special district that conducts an impact fee nexus study to follow specific standards and practices, including, but not limited to, (1) that prior to the adoption of an associated development fee or exaction, an impact fee nexus study be adopted, (2) that the study identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary, and (3) if the study is adopted after July 1, 2022, either calculate a fee levied or imposed on a housing development project proportionately to the square footage of the proposed units, or make specified findings explaining why square footage is not an appropriate metric to calculate the fees. The bill would also require a city, county, or special district to post a written fee schedule or a link directly to the written fee schedule on its internet website. The bill would require a city or county to request the total amount of fees and exactions associated with a project upon the issuance of a certificate of occupancy, and to post this information on its internet website, as specified. By requiring a city or county to include certain information in, and follow certain standards with regard to, its impact fee nexus studies and to include certain information on its internet website, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 605 [Villapudua D](#) Department of Housing and Community Development: program administration: bonus points: housing element. (Amended: 3/11/2021)

[Leginfo Link](#)

Location: 3/11/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/11/2021

Existing law establishes various programs intended to promote the development of affordable housing, including the Multifamily Housing Program, under which the Department of Housing and Community Development provides financial assistance in the form of deferred payment loans to pay for the eligible costs of certain housing development activities. The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable and available for residential development that identifies sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels, as specified. This bill would require the department to develop and implement a bonus point system for competitive grant and loan programs that are administered by the department and that facilitate the development of housing. The bill would require the department to award bonus points to proponents of housing development projects that meet specified requirements including that the project has received all necessary local agency approvals to begin construction, and the local agency determines that the project will meet or exceed the local agency's requirement to satisfy the local agency's share of regional housing need for at least one household income level, as specified. The bill would require the department to award bonus points to an applicant that is the proponent of a housing development project that is located on a site identified in the local agency's inventory of land suitable and available for residential development, and the project meets or exceeds the local agency's share of regional housing need at a designated household income level, as specified. The bill would require the bonus point system to also award bonus points to applicants for competitive grants or loans awarded for the purposes of constructing infrastructure necessary for the development of housing that satisfies the local agency's share of regional housing need.

This bill contains other existing laws.

AB 612 [Mayes I](#) Worker classification: business-to-business voluntary deposit arrangements. (Amended: 3/23/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY L. & E.

Current: Amended: 3/23/2021

Existing law requires a 3-part test, commonly known as the “ABC” test, to determine if workers are employees or independent contractors for purposes of the Labor Code, the Unemployment Insurance Code, and the wage orders of the Industrial Welfare Commission. Under the ABC test, a person providing labor or services for remuneration is considered an employee rather than an independent contractor unless the hiring entity demonstrates that the person is free from the control and direction of the hiring entity in connection with the performance of the work, the person performs work that is outside the usual course of the hiring entity’s business, and the person is customarily engaged in an independently established trade, occupation, or business. Existing law charges the Labor Commissioner with the enforcement of labor laws, including worker classification. This bill would create a new exemption from the ABC test, described above, for a bona fide business-to-business arrangement that involves a voluntary deposit, as described, under specified conditions.

This bill contains other existing laws.

AB 617 [Davies R](#) Planning and zoning: regional housing needs: exchange of allocation. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY H. & C.D.

Current: Introduced: 2/12/2021

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 fourth 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 authorize a city or county, by agreement, to transfer all or a portion of its allocation of regional housing need to another city or county. The bill would allow the transferring city to pay the transferee city or county an amount determined by that agreement, as well as a surcharge to offset the impacts and associated costs of the additional housing on the transferee city. The bill would also require the transferring city or county and the transferee city or county to report to the council of governments and the department specified information about the transfer, as provided.

AB 630 [Arambula D](#) Online Jobs and Economic Support Resource Grant Program. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/27/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law, the Economic Revitalization Act, establishes the Governor’s Office of Business and Economic Development, also known as “GO-Biz,” in state government within the Governor’s office under the control of a director. The act requires GO-Biz to serve as the Governor’s lead entity for economic strategy and the

marketing of California on issues relating to business development, private sector investment, and economic growth. This bill would establish the Online Jobs and Economic Support Resource Grant Program within GO-Biz for the purpose of supporting inclusive, cross-jurisdictional, and innovative online platforms that support job and earning opportunities and economic recovery with a strong focus on underserved and economically challenged communities.

This bill contains other related provisions.

AB 632 [Ramos D](#) Minimum franchise tax: small business fees. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY REV. & TAX

Current: Introduced: 2/12/2021

(1) Existing law, the Corporation Tax Law, imposes an annual minimum franchise tax of \$800, except as provided, on every corporation incorporated in this state, qualified to transact intrastate business in this state, or doing business in this state, and an annual tax in an amount equal to the minimum franchise tax on every limited partnership, limited liability partnership, and limited liability company doing business in this state, as specified. Existing law requires a bill that would authorize a new tax expenditure under the Corporation Tax Law to identify specific goals, purposes, and objectives that the tax expenditure will achieve and detailed performance indicators and data collection requirements for determining whether the tax expenditure achieves these goals, purposes, and objectives. This bill, for taxable years beginning on or after January 1, 2022, and before January 1, 2027, would reduce the minimum franchise tax, as provided, based on the gross receipts during the taxable year of the corporation but would continue to impose the current amount of the annual tax on corporations described above whose gross receipts exceed \$15,000,000 and on every limited partnership, limited liability partnership, and limited liability company doing business in this state. This bill would make findings specifying the goal, purpose, and objective of the tax expenditure provided by this bill and the performance indicator to be used and would require, on or before January 1, 2023, the Franchise Tax Board to submit an annual report to the Legislature on the effect of tax reduction on corporations that are small businesses in the state, as specified.

This bill contains other related provisions and other existing laws.

AB 633 [Calderon D](#) Partition of real property: Uniform Partition of Heirs Property Act. (Amended: 3/15/2021)

[Leginfo Link](#)

Location: 4/5/2021- SENATE RLS.

Current: Amended: 3/15/2021

Existing law authorizes an owner of an estate in real property to commence and maintain an action for partition of the property against all persons having or claiming interests in the estate as to which partition is sought. If the court finds that the plaintiff is entitled to partition, it is required to make an interlocutory judgment that determines the interests of all owners of the property and orders that the property be divided among those parties in accordance with their interests or sold with the proceeds divided among them, as specified. This bill would enact the Uniform Partition of Heirs Property Act, which would require specified procedures in an action to partition real property that is heirs property, defined as property for which there is no written agreement regarding partition that binds the cotenants of the property, one or more of the cotenants acquired title from a relative, and meets one of specified thresholds regarding cotenants who are relatives or who acquired title from a relative. If a cotenant requests partition by sale, the bill would give cotenants who did not request the partition the option to buy all of the interests of the cotenants that requested partition by

sale, as specified. If all of those interests are not purchased or a cotenant who has requested partition in kind remains after purchase, the bill would require the court to partition the property in kind or by sale, as specified. The bill would provide procedures pursuant to which the property is appraised. The bill would provide that these provisions supplement existing law and control over existing law that is inconsistent if an action is governed by these provisions.

AB 634 [Carrillo D](#) Density Bonus Law. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/15/2021- ASSEMBLY L. GOV.

Current: Amended: 4/20/2021

Existing law, referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among other things, and meets other requirements. Existing law prescribes an application process for a city or county to follow in this regard. Existing law specifies that, if permitted by local ordinance, that law is not to be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in these provisions for a development that meets specified requirements or from granting a proportionately lower density bonus than what is required for developments that do not meet these requirements. This bill would also provide that, if permitted by local ordinance, the Density Bonus Law is not to be construed to prohibit a city, county, or city and county from requiring an affordability period that is longer than 55 years for any units that qualified the applicant for the award for the density bonus developed in compliance with a local ordinance that requires, as a condition of development of residential units, that a development include a certain percentage of units that are affordable to, and occupied by low-income, lower income, very low income, or extremely low income households and that will be financed without low-income housing tax credits.

AB 642 [Friedman D](#) Wildfires. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 3/24/2021- ASSEMBLY APPR.

Current: Introduced: 2/12/2021

(1)Existing law requires the Director of Forestry and Fire Protection to identify areas of the state as very high fire hazard severity zones, as provided. Existing law requires a local agency, within 30 days of receiving a transmittal from the director that identifies very high fire hazard severity zones, to make the information available for public review. This bill would require the director to identify areas in the state as moderate and high fire hazard severity zones. The bill would additionally require the director classify areas into fire hazard severity zones based on additional factors including possible lightning caused ignition. The bill would require a local agency, within 30 days of receiving a transmittal from the director that identifies fire hazard severity zones, to make the information available for public comment. Because the bill would impose additional duties on local agencies, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 648 [Fong R](#) Greenhouse Gas Reduction Fund: healthy forest and fire prevention: appropriation. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY NAT. RES.

Current: Introduced: 2/12/2021

The California Global Warming Solutions Act of 2006 designates the State Air Resources Board as the state agency responsible for monitoring and regulating sources of emissions of greenhouse gases. The act authorizes the state board to include the use of market-based compliance mechanisms in regulating greenhouse gas emissions. Existing law requires all moneys, except for fines and penalties, collected by the state board from a market-based compliance mechanism to be deposited in the Greenhouse Gas Reduction Fund and to be available to the state upon appropriation by the Legislature. Existing law continuously appropriates 35% of the annual proceeds of the fund for transit, affordable housing, and sustainable communities programs and 25% of the annual proceeds of the fund for certain components of a specified high-speed rail project. Existing law also annually appropriates, through the 2023–24 fiscal year, \$165,000,000 from the fund to the Department of Forestry and Fire Protection for healthy forest and fire prevention projects that improve forest health and reduce greenhouse gas emissions caused by uncontrolled wildfires and \$35,000,000 to the department for prescribed fire and other fuel reduction projects through proven forestry practices. This bill would continuously appropriate, beginning in the 2021–22 fiscal year and ending in the 2028–29 fiscal year, \$200,000,000 of the annual proceeds from the fund to the department for (1) healthy forest and fire prevention programs and projects that improve forest health and reduce greenhouse gas emissions caused by uncontrolled wildfires and (2) prescribed fire and other fuel reduction projects through proven forestry practices consistent with the recommendations of the California Forest Carbon Plan, including the operation of year-round prescribed fire crews and implementation of a research and monitoring program for climate change adaptation.

AB 654 [Reyes D](#) COVID-19: exposure: notification. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR. SUSPENSE FILE

Current: Introduced: 2/12/2021

Under existing law, if an employer or representative of the employer receives a notice of potential exposure to COVID-19, the employer is required to take specified actions within one business day of the notice of potential exposure to, among other things, provide written notice to all employees on the premises at the worksite that they may have been exposed to COVID-19 and to report related information to the local public health department. Existing law also requires the State Department of Public Health to make workplace industry information received from local public health departments pursuant to these provisions available on its internet website in a manner that allows the public to track the number and frequency of COVID-19 outbreaks and the number of COVID-19 cases and outbreaks by industry reported by any workplace. This bill would require the State Department of Public Health to make workplace and industry information received from local public health departments available on its internet website in a manner that, among other things, allows the public to track the number of COVID-19 cases and outbreaks by both workplace and industry.

This bill contains other related provisions.

AB 663 [Chen R](#) Corporations: electronic transmissions: bylaws: emergency powers. (Amended: 4/7/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY CONSENT CALENDAR

Current: Amended: 4/7/2021

Existing law provides requirements for an authorized electronic transmission by a corporation, including, among others, that the recipient has provided an unrevoked consent to the use of those means of transmission for communications made pursuant to the Corporations Code. Existing law also requires the consent to the electronic transmission to be preceded by or include a clear written statement to the recipient as to, among

other things, whether the consent applies only to that transmission, to specified categories of communications, or to all communications from the corporation. This bill would eliminate the above-described requirement that the recipient consent to those forms of communication, and would instead require that the recipient not object to those forms of communication, as specified. The bill would also eliminate the requirement that the statement include whether the consent applies only to that transmission, to specified categories of communications, or to all communications from the corporation. The bill would make related and conforming changes.

This bill contains other related provisions and other existing laws.

AB 664 [Bigelow R](#) Taxation: Corporation Tax Law: annual tax: small businesses. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY REV. & TAX

Current: Introduced: 2/12/2021

The Corporation Tax Law imposes, among other taxes, taxes according to or measured by the net income of the taxpayer for the taxable year at specified rates, but not less than the minimum franchise tax of \$800, as specified. Existing law imposes an annual minimum franchise tax of \$800, except as provided, on every corporation incorporated in this state, qualified to transact intrastate business in this state, or doing business in this state. Existing law also imposes an annual tax in an amount equal to the minimum franchise tax on specified entities doing business in this state, as specified. Existing law imposes interest and penalties for failing to timely pay the tax due under those laws. This bill would, for taxable years beginning on or after January 1, 2020, suspend the payment requirement of the taxes imposed under the Corporation Tax Law and the annual tax for small businesses, as defined, until the state of emergency declared by the Governor on March 4, 2020, related to the COVID-19 virus, has ended. The bill would also suspend the accrual of any penalties or interest related to the payment of those taxes for the specified taxable years for small businesses.

This bill contains other related provisions.

AB 672 [Garcia, Cristina D](#) Planning and zoning law: rezoning authorization: golf courses. (Amended: 4/6/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY H. & C.D.

Current: Amended: 4/6/2021

Existing law, the Planning and Zoning Law, requires that the legislative body of each county and each city adopt a comprehensive, long-term general plan for the physical development of the county and city, and specified land outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law authorizes the legislative body of any county or city, pursuant to specified procedures, to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes. This bill would require a city, county, or city and county to rezone, by the date the 6th regional housing needs assessment cycle applicable to the city, county, or city and county ends, certain sites used as a golf course to also allow for residential and open-space use in accordance with specified requirements. The bill would exempt any ordinance, resolution, general or specific plan amendment, or other action necessary of the city, county, or city and county to rezone a site pursuant to the bill's provisions from CEQA. The bill would require a development on a site that is rezoned for residential and open-space use pursuant to the bill's provisions to comply with specified requirements, including that 25 percent of all units developed on the site be available for persons and families of low income for a period of at least 45 years for owner-occupied units and at least 55 years for rental units, and that a certain unit per acre

density be met. By expanding the crime of perjury and by imposing additional duties on local officials, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 676 [Holden D](#) Franchises. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY B.&P.

Current: Introduced: 2/12/2021

(1)Existing law, the California Franchise Relations Act, sets forth certain requirements related to the termination, nonrenewal, and transfer of franchises between a franchisor, subfranchisor, and franchisee, as those terms are defined. Existing law provides that the act applies to any franchise when either the franchisee is domiciled in this state or the franchised business is or has been operated in this state.This bill would additionally require that any provision of a franchise agreement requiring the franchisee to waive the provisions of this chapter shall be deemed contrary to public policy and shall be void and unenforceable.

This bill contains other related provisions and other existing laws.

AB 678 [Grayson D](#) Housing development projects: fees and exactions cap. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 3/25/2021- ASSEMBLY L. GOV.

Current: Amended: 3/25/2021

The California Constitution authorizes cities and counties to make and enforce within their limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws, and further authorizes cities organized under a charter to make and enforce all ordinances and regulations in respect to municipal affairs, which supersede inconsistent general laws. Existing law provides that a city or a county may, in the exercise of their police powers, license and regulate businesses operating within their jurisdiction and may fix the rate of the license fee and provide for its collection. Existing law authorizes the legislative body of a city and the board of supervisors of a county to license, for revenue and regulation, and fix a license tax upon, every kind of lawful business transacted in the city or county, as specified. Existing law requires a legislative body of a city or a board of supervisors of a county imposing a license tax upon a business operating both within and outside the legislative body's or board's taxing jurisdiction to levy the tax so that the measure of tax fairly reflects that proportion of the taxed activity actually carried on within the taxing jurisdiction.Existing law, the Quimby Act, which is within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition to the approval of a tentative map or parcel subdivision map if specified requirements are met. Existing law, the Mello-Roos Community Facilities Act of 1982, after a community facilities district has been created and authorized to levy specified special taxes, authorizes the legislative body, by ordinance, to levy the special taxes at the rate and apportion them in the manner specified in the resolution forming the community facilities district.This bill would prohibit a city or county from imposing a specified fee or exaction if the total dollar amount of the fees and exactions that a city or county would impose on a proposed housing development is greater than 12% of the city's or county's median home price unless approved by the Department of Housing and Community Development. The bill would authorize a city or county to seek approval from the department to impose a fee or an exaction that would result in the total dollar amount of fees and exactions exceeding that limitation by making a specified finding and submitting a completed application for a waiver. The bill would require the department to develop a standard form application for a waiver in conjunction with the Governor's Office of Planning and Research. The bill would require the

department to develop standards to determine whether to grant a waiver and the total dollar amount limitation to which a city or county granted a waiver is subject. The bill would require the department to conduct and post on its internet website an analysis that, for purposes of these provisions, determines the median home price in each city and county of the state. The bill would require the department to create, by January 1, 2023, a nexus study template that must be used by local jurisdictions in determining the nexus between the fee or exaction and the development project, as provided.

This bill contains other existing laws.

AB 682 [Bloom D](#) Planning and zoning: cohousing buildings. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY H. & C.D.

Current: Introduced: 2/12/2021

The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances regulating zoning within its jurisdiction, as specified. This bill would require a city or county with a population of more than 400,000 people to permit the building of cohousing buildings, as defined, in any zone where multifamily residential buildings are permitted. The bill would require that cohousing buildings be permitted on the same basis as multifamily dwelling units. The bill would set minimum standards for the construction of cohousing buildings, including floor-space ratios and setback requirements. The bill would require that specified percentages of cohousing buildings be set aside for affordable housing, as specified. The bill would define terms for the purpose of these provisions.

This bill contains other related provisions and other existing laws.

AB 688 [Nazarian D](#) Property tax: reassessment. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 2/16/2021- ASSEMBLY PRINT

Current: Introduced: 2/16/2021

Existing property tax law authorizes a county board of supervisors to adopt ordinances that allow assesses 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.

AB 708 [Garcia, Eduardo D](#) Personal Income Taxes: Corporation Taxes: gross income: Federal Consolidated Appropriations Act, 2021. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY REV. & TAX

Current: Introduced: 2/16/2021

The Personal Income Tax Law and the Corporation Tax Law, in conformity with federal income tax law, generally defines “gross income” as income from whatever source derived, except as specifically excluded, and provide various exclusions from gross income. Existing law, in conformity with the federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act), and its subsequent amendments in the Paycheck Protection Program and Health Care Enhancement Act and the Paycheck Protection Program Flexibility Act of 2020, among other things, excludes any amounts of covered loans forgiven under the CARES Act from gross income for purposes of the Personal Income Tax Law and the Corporation Tax Law. Existing law reduces the amount of any credit or deduction otherwise allowed under the Personal Income Tax and the

Corporation Tax Law for any amount paid or incurred by the taxpayer upon which this exclusion is based by the amount of the exclusion allowed. Existing law requires any bill authorizing a new tax expenditure to contain, among other things, specific goals, purposes, and objectives the tax expenditure will achieve, detailed performance indicators, and data collection requirements. This bill would adopt the provisions of the Consolidated Appropriations Act, 2021, prohibiting any reduction in tax deductions, denials of basis adjustments, and reductions in tax attributes based on the exclusion from gross income provided for any loan amount forgiven in conformity with the federal CARES Act and its subsequent amendments. The bill would provide findings to comply with the additional information requirement for any bill authorizing a new tax expenditure.

This bill contains other related provisions and other existing laws.

AB 721 [Bloom D](#) Covenants and restrictions: affordable housing. (Amended: 4/28/2021)

[Leginfo Link](#)

Location: 4/27/2021- ASSEMBLY APPR.

Current: Amended: 4/28/2021

Existing law permits a person who holds an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant based on, among other things, source of income, to record a Restrictive Covenant Modification, which is to include a copy of the original document with the illegal language stricken. Before recording the modification document, existing law requires the county recorder to submit the modification document and the original document to the county counsel who is required to determine whether the original document contains an unlawful restriction. This bill would make any recorded covenants, conditions, restrictions, or limits on the use of private or publicly owned land contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale that restricts the number, size, or location of the residences that may be built on the property, or that restricts the number of persons or families who may reside on the property, unenforceable against the owner of an affordable housing development, as defined.

This bill contains other related provisions and other existing laws.

AB 724 [Ward D](#) Homelessness programs: funding. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 3/25/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/25/2021

Existing law establishes various programs, including, among others, the Emergency Housing and Assistance Program, to provide assistance to homeless persons. Existing law requires a state agency or department that funds, implements, or administers a state program that provides housing or housing-related services to people experiencing homelessness or at risk of homelessness to revise or adopt guidelines and regulations to include enumerated Housing First policies. This bill would require specified state entities to, not later than January 1, 2023, develop a streamlined funding program that meets specified criteria, to support the state's policy goal of reducing homelessness statewide by providing funding opportunities for local governments, as defined, to increase their capacity to respond to local homelessness needs through providing housing, emergency shelters, or other assistance to homeless individuals and families, or those at risk for homelessness, as defined, designed to reduce homelessness in their local areas. The bill would require, not later than January 1, 2023, the state entities to prepare and submit to the Legislature a report on their proposed programs, as provided.

This bill contains other existing laws.

AB 743 [Ramos D](#) Insurance: business interruption: coverage for COVID-19. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY INS.

Current: Introduced: 2/16/2021

Existing law creates the Department of Insurance, headed by the Insurance Commissioner, and generally regulates the business of insurance in the state. Existing law authorizes the issuance of insurance, which may cover, among other things, business interruption. This bill, with respect to a policy of insurance that provides coverage for business interruption, would create specified rebuttable presumptions affecting the burden of proof in a case in which the insured alleges that the business interruption was due to the COVID-19 pandemic and occurred during the period of the state of emergency declared by the Governor due to the COVID-19 pandemic. Specifically, the bill would create certain rebuttable presumptions that COVID-19 was present on specified property and caused physical loss or damage to that property which was the direct cause of the business interruption. Among other things, the bill would provide that with respect to coverage for business interruption due to an order of civil authority, a rebuttable presumption applies that COVID-19 was present on property located within the geographical location covered by the order of civil authority and caused physical loss or damage to that property which was the direct cause of the insured's business. The bill would define "civil authority" for these purposes to include any federal, state, or local government, or the governing body or duly constituted agencies of any federally recognized Indian tribe, and their instrumentalities, divisions, political subdivisions, enterprise boards, and business entities. The bill would prohibit COVID-19 from being construed as a pollutant or contaminant for purposes of any exclusion within an insurance policy unless viruses are expressly included in that exclusion policy language. The bill would provide that it applies retroactively to all insurance policies that provide coverage for business interruption that were in full force and effect on and after March 4, 2020.

This bill contains other related provisions and other existing laws.

AB 757 [Davies R](#) Private employment: COVID-19: positive test or diagnosis: documentation. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY L. & E.

Current: Introduced: 2/16/2021

Existing law provides for the regulation and supervision of employment, including compensation, working hours, and various privileges and immunities relating to employment. Existing law authorizes the Division of Labor Standards Enforcement to enforce the Labor Code and all labor laws of the state the enforcement of which is not specifically vested in any other officer, board, or commission. This bill would authorize a private employer to request prescribed documentation of a positive COVID-19 test or diagnosis if an employee reports that the employee has been diagnosed or tested positive for COVID-19 and is unable to work and the employer determines that an employee may be subject to a 14-day exclusion from the workplace as required under certain law or regulations. The bill would require an employer, in requesting documentation pursuant to the bill and in receiving information in response to that request, to comply with existing privacy protections.

This bill contains other related provisions.

AB 768 [Holden D](#) School safety: aquatic and pool safety program: model policy. (Amended: 3/11/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY ED.

Current: Amended: 3/11/2021

Existing law requires the Division of Boating and Waterways, in cooperation with the State Department of Education and other appropriate entities involved with water safety, to develop an aquatic safety program to be made available for use at an appropriate grade level in public elementary schools at no expense to the schools. Existing law requires the division to notify schools and school districts of the availability of the aquatic safety program once it is developed. This bill would repeal those provisions and related legislative findings. The bill would require, on or before June 1, 2022, the division and the State Department of Public Health, in cooperation with the State Department of Education and other specified entities, to develop an aquatic and pool safety program to be made available for use at local educational agencies, defined as school districts, county offices of education, and charter schools that serve pupils in kindergarten or any of grades 1 to 12, inclusive, as a model policy at no expense to the local educational agencies. The bill would require the model policy, among other things, to be age appropriate, to address the needs of groups at a higher risk of drowning, and to include specified training materials.

This bill contains other related provisions and other existing laws.

AB 770 [Nguyen R](#) Business. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 2/16/2021- ASSEMBLY PRINT

Current: Introduced: 2/16/2021

Existing law provides for various regulations of business activity, including providing that every contract by which anyone is restrained from engaging in a lawful profession, trade, or business of any kind is to that extent void, except as provided in specified law. This bill would state the intent of the Legislature to enact legislation that would address businesses.

AB 772 [Ramos D](#) Workers' compensation: domestic terrorism. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 3/25/2021- ASSEMBLY INS.

Current: Amended: 3/25/2021

Existing law establishes a system of workers' compensation in which an employer is required to provide medical treatment and compensation, among other benefits, in the event an employee is injured as a result of their employment. Existing law prescribes the ways in which an employer, except the State, is required to secure compensation for their injured employees. This bill would clarify that an employer is not limited in its ability to insure against an act of domestic terrorism or to provide benefits in excess of those required by existing law following an act of terrorism.

This bill contains other related provisions and other existing laws.

AB 777 [McCarty D](#) State property: transfer: housing (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law authorizes the Department of General Services to dispose of surplus state real property by sale, lease, exchange, sale combined with an exchange, or other manner of disposition authorized by the Legislature, upon terms and conditions and subject to any reservation and exceptions the department deems to be in the best interests of the state. This authorization also declares that the provision of housing for Californians is a goal of the highest priority, and the intent of the Legislature that priority be given in the disposal of surplus state real property to housing for persons and families of low or moderate income. This bill would authorize the Department of General Services to transfer, without charge, a parcel of property in Sacramento, California, if that parcel is reported as excess, to the Regents of the University of California to be used by the University of California at Davis, to provide rental housing to very low, low-, and moderate-income employees, faculty, students, and families who attend or work at the University of California at Davis.

This bill contains other existing laws.

AB 780 [Ting D](#) Local zoning ordinances: school district employee housing. (Amended: 3/15/2021)

[Leginfo Link](#)

Location: 3/25/2021- ASSEMBLY L. GOV.

Current: Amended: 3/15/2021

Existing law authorizes the governing board of a school district, by a vote of 2/3 of its members, to render a city or county zoning ordinance inapplicable to a proposed use of property by the school district, if specified conditions are met. Existing law prohibits the governing board of a school district from exercising this authorization if the proposed use of the property by the school district is for nonclassroom facilities. This bill would authorize the governing board of a school district to render a city or county zoning ordinance inapplicable if the proposed use of property by the school district is to offer school district employee housing under specified conditions. The bill would exempt the rendering of a city or county zoning ordinance as inapplicable, in order to offer school district employee housing, from review under this authority. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

This bill contains other existing laws.

AB 787 [Gabriel D](#) Planning and zoning: housing element: converted affordable housing units. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/20/2021

Existing law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Existing law requires that the housing element include, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected housing need and requires each council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need

plan that allocates a share of the regional housing need to each city, county, or city and county, as provided. This bill would authorize a planning agency to include in its annual report the number of units in an existing multifamily building that were converted to deed-restricted rental housing for very low, low-, or moderate-income households by the imposition of affordability covenants and restrictions for the unit. The bill would apply only to converted units that meet specified requirements, including that the rent for the unit prior to conversion was not affordable to very low, low-, or moderate-income households and the initial postconversion rent for the unit is at least 10% less than the average monthly rent charged over the 12 months prior to conversion. The bill would authorize a city or county to reduce its share of regional housing need for the income category of the converted units on a unit- for -unit basis, as specified.

This bill contains other existing laws.

AB 790 [Quirk-Silva D](#) Consumer Legal Remedies Act (Amended: 4/26/2021)

[Leginfo Link](#)

Location: 4/8/2021- ASSEMBLY JUD.

Current: Amended: 4/26/2021

Existing law, the Consumer Legal Remedies Act, provides that specified unfair methods of competition and unfair or deceptive acts or practices undertaken by any person in a transaction intended to result or that result in the sale or lease of goods or services to any consumer are unlawful. Existing law includes the home solicitation of a consumer who is a senior citizen as an unfair method of competition and unfair or deceptive act or practices if a loan is made encumbering the primary residence of the consumer for purposes of paying for home improvements and the transaction is part of a pattern or practice in violation of specified provisions of federal law. This bill would extend the above-described provisions of the Consumer Legal Remedies Act relating to home solicitations of a senior citizen where a loan encumbers the primary residence of the consumer for purposes of paying for home improvement to also apply to assessments. Under the bill, if transactions are part of a pattern or practice in violation of specified provisions relating to the PACE program, or specified provisions regulating PACE program administrators under the California Financing Law, they would be unfair methods of competition and unfair or deceptive acts or practices.

This bill contains other existing laws.

AB 795 [Patterson R](#) Department of Housing and Community Development: housing bond programs. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY H. & C.D.

Current: Introduced: 2/16/2021

Existing law establishes the Department of Housing and Community Development within the Business, Consumer Services, and Housing Agency and sets forth its powers and duties, including responsibility for administering various housing and home loan programs throughout the state. Existing law requires the department, on or before December 31 of each year, to submit an annual report containing specified information 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 include in those annual reports specified information relating to grant-based programs administered by the department, including the amount of the original awards to recipients, the portions not yet disbursed to recipients, and an estimate of how many individuals could benefit from the remaining balance.

This bill contains other related provisions.

AB 800 [Gabriel D](#) Wildfires: local general plans: safety elements: fire hazard severity zones. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY NAT. RES.

Current: Amended: 3/18/2021

(1)Existing law requires the Director of Forestry and Fire Protection to identify areas of the state as very high fire hazard severity zones, as provided. Existing law requires each planning agency to prepare, and the legislative body of each county and city to adopt, a comprehensive, long-term general plan, including a safety element, for the physical development of the county or city, as provided. Existing law requires the draft element of, or draft amendment to, the safety element of a county or city's general plan to be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county at least 90 days before the adoption or amendment to the safety element of its general plan for each city or county that contains a very high fire hazard severity zone. This bill would require the director to also identify areas of the state as moderate and high fire hazard severity zones, as provided. The bill would also require the draft element of, or draft amendment to, the safety element of a county or city's general plan to be submitted to the state board and to every local agency that provides fire protection to territory in the city or county at least 90 days before the adoption or amendment to the safety element of its general plan for each city or county that contains a moderate or high fire hazard severity zone, as provided. To the extent this would require a higher level of service from a local agency with respect to the submission of a draft element of, or a draft amendment to, a safety element of a county or city's general plan, the bill would impose state-mandated local program. Existing law requires the state board to, and authorizes a local agency to, review the draft or an existing safety element and recommend changes to the planning agency regarding uses of land and policies in state responsibility areas and very high fire hazard severity zones and regarding methods and strategies for wild land fire risk reduction and prevention within state responsibility areas and very high fire hazard severity zones, as provided. This bill would also require the state board to, and authorize a local agency to, review the draft or an existing safety element and recommend changes to the planning agency regarding uses of land and policies in moderate and high fire hazard severity zones and regarding methods and strategies for wild land fire risk reduction and prevention within moderate and high fire hazard severity zones. (2)Existing law, the Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency, and sets forth procedures governing the local agency's processing, approval, conditional approval, or disapproval, and filing of tentative, final, and parcel maps, and the modification thereof. The act generally requires a subdivider to file a tentative map or vesting tentative map with the local agency, as specified, and the local agency, in turn, to approve, conditionally approve, or disapprove the map within a specified time period. Before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone, existing law requires a legislative body of a county to make specified findings. Existing law requires a legislative body of a county to transmit these findings to the State Board of Forestry and Fire Protection. This bill would also require a legislative body of a county to make specified findings before approving a tentative map, or a parcel map for which a tentative map was not required, for areas located in moderate and high fire hazard severity zones, as provided, and would require these findings to be transmitted to the state board. By requiring new duties on a county, the bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

AB 803 [Boerner Horvath D](#) Starter Home Revitalization Act of 2021. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/20/2021

(1)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. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing. This bill would authorize a development proponent to submit an application for the construction of a small home lot development, as defined, that meets specified criteria. The bill would require a small home lot development to be located on a parcel that is no larger than 5 acres, is substantially surrounded by qualified urban uses, as defined, and is zoned for multifamily residential use. The bill would require a small home lot development to consist of single-family housing units with an average total area of floorspace of 1,750 net habitable square feet or less. The bill would require that the units comply with existing height and setback requirements applicable to the multifamily site. The bill would require the small home lot development to result in at least as many units per acre as the maximum site density identified in the jurisdiction's housing element for that parcel. The bill would require that the small home lot development comply with any local inclusionary housing ordinance. The bill would prohibit the small home development on the proposed site to be subdivided if the development would require the demolition or alteration of specified types of housing, and would prohibit a small home development on a site identified in the jurisdiction's housing element to accommodate that jurisdiction's regional housing need for low-income or very low income households.

This bill contains other related provisions and other existing laws.

AB 805 [Maienschein D](#) Personal protective equipment: distribution reports. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 4/21/2021- ASSEMBLY APPR. SUSPENSE FILE

Current: Introduced: 2/16/2021

Existing law authorizes the county health officer and the local Emergency Medical Services (EMS) agency administrator in each operational area to act jointly as the medical health operational area coordinator (MHOAC) or to jointly appoint another person to fulfill those responsibilities. Existing law requires the MHOAC, in cooperation with various specified local and state agencies, to ensure the development of a medical and health disaster plan for the provision of medical and health mutual aid within the operational area. Existing law requires the MHOAC to assist the agency operational area coordinator in the coordination of medical and health disaster resources within the operational area in the event of a local, state, or federal declaration of emergency. This bill would require, during a health-related state of emergency in California proclaimed by the President of the United States or by the Governor, the MHOAC to report specified information relating to the distribution of personal protective equipment, as defined, to the Office of Emergency Services on a weekly basis. The bill would require, at all other times, the MHOAC to report that information on a monthly basis. The bill would require the medical and health disaster plan to include this reporting, as specified. By creating new duties for MHOACs, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 806 [Chen R](#) Taxation: corporations: minimum franchise tax: limited liability companies: annual tax: suspension. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY REV. & TAX

Current: Introduced: 2/16/2021

Existing law imposes an annual minimum franchise tax of \$800, except as provided, on every corporation incorporated in this state, qualified to transact intrastate business in this state, or doing business in this state. Existing law also imposes an annual tax in an amount equal to the minimum franchise tax on every limited partnership, limited liability partnership, and limited liability company doing business in this state, as specified. Existing law requires any bill authorizing a new tax expenditure to contain, among other things, specific goals, purposes, and objectives the tax expenditure will achieve, detailed performance indicators, and data collection requirements. This bill would suspend the minimum franchise tax and the annual tax for taxable years beginning on or after January 1, 2020, and before January 1, 2023. This bill would also include additional information required for any bill authorizing a new tax expenditure.

This bill contains other related provisions.

AB 827 [Rivas, Robert D](#) Homeless Coordinating and Financing Council. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/18/2021

Existing law establishes the Homeless Coordinating and Financing Council and specifies various goals for the council, including, among others, creating partnerships with specified entities, including the United States Department of Housing and Urban Development's Continuum of Care Program and identifying resources, benefits, and services that can be accessed to prevent and end homelessness in California. This bill would require the council to develop and publish an action plan to implement those provisions on or before June 1, 2022. The bill would require the council, on an annual basis, to review that action plan and hold a stakeholder meeting to determine whether the action plan's goals are being met. The bill would require the council to address the above-described specified goals on or before June 1, 2022. The bill would also require the council to collaborate with the United States Department of Housing and Urban Development to develop a statewide best practices guide that addresses and tackles homelessness to disseminate to local agencies and organizations that participate in the United States Department of Housing and Urban Development's Continuum of Care Program. The bill would require those agencies and organizations to follow those practices as a condition of receiving state funding.

AB 830 [Flora R](#) Business: Department of Consumer Affairs: Alarm Company Act: Real Estate Law. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

(1)Under existing law, the Department of Consumer Affairs is comprised of various boards, bureaus, commissions, committees, and similarly constituted agencies that license and regulate the practice of various professions and vocations. Existing law requires the Director of the Department of Consumer Affairs to administer and enforce those provisions. This bill would require the director to notify the appropriate policy committees of the Legislature within 60 days after the position of chief or executive officer of any bureau or board within the department becomes vacant, as specified.

This bill contains other existing laws.

AB 832 [Bloom D](#) City of Los Angeles: transfer of former redevelopment agency land use plans and functions. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 4/15/2021- ASSEMBLY L. GOV.

Current: Introduced: 2/17/2021

The Community Redevelopment Law authorized the establishment of redevelopment agencies in communities to address the effects of blight, as defined. Existing law dissolved redevelopment agencies as of February 1, 2012, and authorizes a local agency that authorized the creation of a redevelopment agency to become the successor agency to the former redevelopment agency, as specified. If no local agency elects to serve as a successor agency for a dissolved redevelopment agency, existing law requires a public body referred to as a designated local authority to be immediately formed to serve as the successor agency until a local agency elects to become the successor agency. This bill would transfer to the City of Los Angeles all land use related plans and functions of the former Community Redevelopment Agency of the City of Los Angeles, and would make the amendment or repeal of those land use related plans or functions exempt from specified provisions governing community redevelopment. The bill would deem any land use or development project permitted by specified laws of the City of Los Angeles for a property in a redevelopment project area to be an allowed land use or development project for purposes of the applicable redevelopment plan. The bill would deem certain land use related plans and functions of the former Community Redevelopment Agency of the City of Los Angeles to be of no further force and effect. The bill would make these provisions effective November 11, 2019.

This bill contains other related provisions and other existing laws.

AB 836 [Gabriel D](#) California Building Standards Commission: recycled water: nonpotable water systems. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 3/25/2021- ASSEMBLY E.S. & T.M.

Current: Amended: 3/25/2021

(1)The California Building Standards Law provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the California Building Standards Commission for approval and adoption. Existing law requires the commission to conduct research to assist in the development of mandatory green building standards for the installation of recycled water systems for newly constructed commercial and public buildings, in consultation with the State Water Resources Control Board and other interested parties. This bill would require, on or before January 1, 2023, the commission to adopt mandatory building standards requiring that a newly constructed nonresidential building be constructed with dual plumbing to allow the use of recycled water for all applicable nonpotable water demands, as defined, if that building is located within an existing or planned recycled water service area, as specified. This bill would require, on or before January 1, 2023, the commission to adopt mandatory building standards requiring that a newly constructed nonresidential building with a total gross floor area of 100,000 square feet or more be constructed with dual plumbing to allow the use of nonpotable water sources for all applicable nonpotable water demands and provide for the collection, onsite treatment, and reuse of available onsite rainwater, graywater, and foundation drainage. The bill would establish exemptions to these requirements, including waiver by the board on a project-by-project basis if the board finds that strict compliance would have a significant adverse impact on public health, downstream water rights, water quality, operation of a sewer collection or treatment system, or plant life, fish, or wildlife. (2)Existing law requires the State Water Resources Control Board to establish uniform statewide recycling criteria for each varying type of use of recycled water where the use involves the protection of public health. Existing law requires the board, in consultation with the California Building Standards Commission and the Department of Housing and Community Development, to adopt regulations for risk-

based water quality standards for the onsite treatment and reuse of nonpotable water, as provided. Existing law requires a local jurisdiction that elects to establish a program for onsite treated nonpotable water systems to, among other things, adopt, through ordinance, a local program that includes the risk-based water quality standards established by the board. Existing law prohibits the board from administering a local jurisdiction's program in place of a local jurisdiction that is unable to effectively implement its program while protecting public health or that decides to terminate its program. This bill would delete that prohibition. The bill would require the board, on or before January 1, 2024, to establish a program for large onsite treated nonpotable water systems, as defined, for local jurisdictions that do not have a local program for onsite treated nonpotable water systems. The bill would authorize the board to establish a reasonable schedule of fees for reimbursement of its costs of establishing and operating the program.

AB 838 [Friedman D](#) State Housing Law: enforcement response to complaints. (Amended: 4/5/2021)

[Leginfo Link](#)

Location: 4/15/2021- ASSEMBLY APPR.

Current: Amended: 4/5/2021

Existing law, the State Housing Law, a violation of which is a crime, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law authorizes a city or county to designate and charge a specified department or officer with the enforcement of the State Housing Law, the building standards published in the California Building Standards Code, or any other rules and regulations adopted pursuant to the State Housing Law for the protection of the public health, safety, and general welfare. This bill would, beginning July 1, 2022, require a city or county that receives a complaint of a substandard building or a lead hazard violation, as described above, from a tenant, resident, or occupant, or an agent of a tenant, resident, or occupant, except as specified, to inspect the building, portion of the building intended for human occupancy, or premises of the building, document the lead hazard violations that would be discovered based upon a reasonably competent and diligent visual inspection of the property and identify any building, portion of a building intended for human occupancy, or premises on which such a building is located that is determined to be substandard, as applicable. The bill would require the city or county, as applicable, to advise the owner or operator of each violation and of each action that is required to be taken to remedy the violation and to schedule a reinspection to verify correction of the violations. The bill would require a city or county to provide free, certified copies of an inspection report and citations issued, if any, to the complaining tenant, resident, occupant, or agent, and to all potentially affected tenants, residents, occupants, or the agents of those individuals, as specified. The bill would prohibit the inspection or the report from being subject to any unreasonable conditions, as specified. The bill would prohibit a city or county from unreasonably refusing to communicate with a tenant, resident, occupant, or agent regarding a matter covered by this bill.

This bill contains other related provisions and other existing laws.

AB 845 [Rodriguez D](#) Disability retirement: COVID-19: presumption. (Amended: 3/30/2021)

[Leginfo Link](#)

Location: 4/15/2021- ASSEMBLY APPR.

Current: Amended: 3/30/2021

Existing law, until 2023, defines "injury" for purposes of workers' compensation insurance to include illness or death resulting from the 2019 novel coronavirus disease (COVID-19) under specified circumstances, and creates a disputable presumption, as specified, that the injury arose out of the course of employment and is compensable. This presumption is applicable to specified public safety, firefighter, and medical occupation, among others, as specified. This bill, until January 1, 2023, would create a presumption, applicable to the

retirement systems that PEPRA regulates and to specified members in those systems, that would be applied to disability retirements on the basis, in whole or in part, of a COVID-19-related illness. In this circumstance, the bill would require that it be presumed the disability arose out of, or in the course of, the member's employment. The bill would authorize the presumption to be rebutted by evidence to the contrary, but unless controverted, the applicable governing board of a public retirement system would be required to find in accordance with the presumption. The bill would apply this presumption to members employed in specified firefighter, public safety officer, and health care job classifications, or their functional equivalents, and to members in other job classifications who test positive for COVID-19 during an outbreak of the disease at their places of employment, as defined.

This bill contains other existing laws.

AB 846 [Low D](#) Local Agency Public Construction Act: job order contracting. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY THIRD READING

Current: Introduced: 2/17/2021

Existing law, the Local Agency Public Construction Act, authorizes job order contracting for school districts and community college districts until January 1, 2022. Existing law requires job order contractors to submit a questionnaire to the school district or community college district containing specified information verified under oath. This bill would change the January 1, 2022, repeal date to January 1, 2027, thereby extending authorization for job order contracting for school districts and community college districts indefinitely, and make conforming changes. By extending the operation of those provisions that expand the crime of perjury, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 854 [Lee D](#) Residential real property: withdrawal of accommodations. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/18/2021

Existing law, commonly known as the Ellis Act, generally prohibits public entities from adopting any statute, ordinance, or regulation, or taking any administrative action, to compel the owner of residential real property to offer or to continue to offer accommodations, as defined, in the property for rent or lease. This bill would prohibit an owner of accommodations from filing a notice with a public entity of an intent to withdraw accommodations or prosecuting an action to recover possession of accommodations, or threatening to do so, if not all the owners of the accommodations have been owners of record for at least 5 continuous years, or with respect to property that the owner acquired within 10 years after providing notice of an intent to withdraw accommodations at a different property. This bill would require an owner of accommodations notifying the public entity of an intention to withdraw accommodations from rent or lease to identify each person or entity with an ownership interest in the accommodations, as provided. That information would be available for public inspection. The bill would prohibit an owner or any person or entity with an ownership interest from acting in concert with a coowner, successor owner, prospective owner, agent, employee, or assignee to circumvent these provisions. The bill would provide specified, nonexclusive remedies for a violation.

This bill contains other related provisions.

AB 857 [Kalra D](#) Employers: Labor Commissioner: required disclosures. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY THIRD READING

Current: Introduced: 2/17/2021

Existing law requires an employer to provide an employee, at the time of hiring, a written notice including specified information in the language the employer normally uses to communicate employment-related information to the employee. Existing law requires the Labor Commissioner to prepare a template that includes the specified information mentioned above and to make the template available to employers in the manner as determined by the commissioner. This bill would require an employer to include in their written notice to all employees, specified information required in the event of a federal or state declared disaster or applicable to the county or counties in which the employee will be employed. The bill would prohibit an employer from retaliating against an H-2A employee for raising questions about the declarations' requirements or recommendations that relate to employment, housing, or working conditions. This bill would additionally require an employer to provide an H-2A employee, as described, on the day the employee begins work in the state, or begins work for another employer after being transferred, a written notice in Spanish and, if requested by the employee, in English, containing specified information relative to an H-2A employee's rights pursuant to federal and state law. The bill would also require the commissioner to create a template, as specified, by either creating a new template or combining these requirements with an existing notification template for purposes of carrying out this requirement, including a separate section of the template listing key legal rights of H-2A workers under California Law, and to make the template available to employers in the manner as determined by the commissioner by January 2, 2022. The bill would also make conforming changes.

This bill contains other related provisions and other existing laws.

AB 867 [Kiley R](#) Family care leave: child deceased in childbirth. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY INS.

Current: Introduced: 2/17/2021

Existing unemployment compensation disability law requires workers to pay contribution rates based on, among other things, wages received in employment and benefit disbursement, for payment into the Unemployment Compensation Disability Fund, a special fund in the State Treasury. That fund is continuously appropriated for the purpose of providing disability benefits and making payment of expenses in administering those provisions. This bill would expand eligibility for benefits under the paid family leave program by expanding bonding leave relating to a child's birth to include leave for a parent who was pregnant with a child, if the child dies unexpectedly during childbirth at 37 weeks or more of pregnancy.

This bill contains other existing laws.

AB 874 [Quirk-Silva D](#) PACE program: risk mitigation program. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law, known commonly as the Property Assessed Clean Energy (PACE) program, authorizes a public agency, by making specified findings, to authorize public agency officials and property owners to enter into voluntary contractual assessments to finance the installation of distributed generation renewable energy sources or energy or water efficiency improvements that are permanently fixed to real property. Existing law also requires the California Alternative Energy and Advanced Transportation Financing Authority to develop and administer a PACE risk mitigation program for PACE financing to increase its acceptance in the marketplace and protect against the risk of default and foreclosure. This bill would require the authority, upon an appropriation by the Legislature for purposes of the bill, to develop and administer the PACE risk mitigation program to address residential PACE-related mortgage and tax delinquencies in order to avoid default or foreclosure by awarding a grant, in an amount equal to at least one annual PACE assessment but not more than 4 annual PACE assessments, to an eligible property owner, as defined. The bill would require the authority to award the grants on a first-come, first-served basis.

AB 880 [Aguiar-Curry D](#) Affordable Disaster Housing Revolving Development and Acquisition Program. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR. SUSPENSE FILE

Current: Introduced: 2/17/2021

Existing law requires the Department of Housing and Community Development to allocate funds under the federal Community Development Block Grant Program to cities and counties. Existing law requires the department to determine and announce in the applicable Notice of Funding Availability the maximum grant request limitation for each applicant of which a maximum per year can be used for either general program or economic development applications. Existing law requires the department to inform cities and counties that are eligible for economic development and general program grants of the eligibility criteria and requirements. This bill would, upon appropriation of the Legislature, establish the Affordable Disaster Housing Revolving Development and Acquisition Program to fund the predevelopment expenses, acquisition, construction, reconstruction, and rehabilitation of property to develop or preserve affordable housing in the state's declared disaster areas that have experienced damage and loss of homes occupied by or affecting lower income households. The bill would require the department to administer the program. The bill would require the department to establish an application process for community development financial institutions, as defined, to apply for emergency short-term or temporary loans under the program.

This bill contains other related provisions.

AB 884 [Patterson R](#) State agencies: audits. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY APPR.

Current: Introduced: 2/17/2021

Existing law requires all state and local agencies with an aggregate spending of \$50,000,000 or more annually to consider establishing an ongoing audit function. This bill would require all state agencies with an aggregate spending of \$50,000,000 or more annually to establish an ongoing audit function.

This bill contains other related provisions and other existing laws.

AB 893 [Davies R](#) Emergency regulations: Division of Occupational Safety and Health: State Department of Public Health. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY A. & A.R.

Current: Introduced: 2/17/2021

Existing law establishes the Occupational Safety and Health Standards Board within the Department of Industrial Relations to adopt occupational health and safety standards to protect the welfare of employees. The Division of Occupational Safety and Health enforces occupational safety and health standards and orders. This bill would require the Division of Occupational Safety and Health or the State Department of Public Health, within 14 calendar days of the release of a federal recommendation that conflicts with an emergency regulation related to COVID-19 issued by the division or the department, to review the conflicting emergency regulation and make a determination to either amend the regulation or submit a report to the Legislature on the decision not to amend the regulation, as specified. The bill would require the division or department, before determining whether to amend the emergency regulation, to provide public notice and an opportunity for public comment. The bill would repeal these provisions 90 days after the termination of the state of emergency related to the COVID-19 pandemic declared by the Governor.

This bill contains other related provisions and other existing laws.

AB 899 [Cunningham R](#) Contractors: unlicensed work: inflation adjustment. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY B.&P.

Current: Introduced: 2/17/2021

Existing law, the Contractors State License Law, establishes the Contractors State License Board within the Department of Consumer Affairs and sets forth its powers and duties relating to the licensure and regulation of contractors. Existing law authorizes a person who is not licensed as a contractor to advertise for construction work or a work of improvement covered by existing law only if the aggregate contract price for labor, material, and all other items on a project or undertaking is less than \$500, and the person states in the advertisement that they are not a licensed contractor. This bill would require the board to annually adjust the \$500 amount by regulation to reflect the rate of inflation, as measured by the Consumer Price Index or other method of measuring the rate of inflation that the board determines is reliable and generally accepted.

This bill contains other existing laws.

AB 916 [Salas D](#) Zoning: accessory dwelling units: bedroom addition. (Amended: 4/6/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY H. & C.D.

Current: Amended: 4/6/2021

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.

AB 919 [Grayson D](#) Construction defects: actions: statute of limitations. (Amended: 4/13/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY JUD.

Current: Amended: 4/13/2021

Existing law specifies the requirements for actions for construction defects. Existing law includes a statute of limitations that, except as specified, prohibits an action from being brought to recover under these provisions more than 10 years after substantial completion of the improvement but no later than the date the notice of completion is recorded. This bill, notwithstanding that 10-year limitation period, would shorten the timeframe in which specified actions against a nonprofit housing corporation, as defined, may be brought for underlying construction projects, as defined, using a certified skilled and trained workforce, as defined, to no more than 5 years after substantial completion of the improvement but no later than the date the notice of completion is recorded.

AB 922 [Garcia, Eduardo D](#) Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/18/2021

Existing 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. Existing 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. Existing 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. Existing 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. The housing successor may then expend a specified amount per fiscal year for homeless prevention and rapid rehousing services, including specified types of services described in that provision, and must use all funds remaining thereafter for the development of affordable housing, as specified. If a housing successor has an excess surplus, the housing successor is required to encumber those funds, within 3 fiscal years, for the development of affordable housing, or to enter into an agreement to transfer the funds for transit priority projects, as specified. Existing law defines the term “excess surplus” for these purposes to mean an unencumbered amount in the housing successor’s Low and Moderate Income Housing Asset Fund that exceeds the greater of \$1,000,000 or the aggregate amount deposited into the fund during the housing successor’s preceding 4 fiscal years, whichever is greater. This bill would expand the definition of “excess surplus” to also include, for an entity operating as a housing successor that owns and operates affordable housing that was transferred to the housing successor as a housing asset of the former redevelopment agency, an unencumbered amount in the housing successor’s Low and Moderate Income

Housing Asset Fund that exceeds the greater of \$1,000,000 or the aggregate amount deposited into the account during the housing successor's preceding 8 fiscal years, whichever is greater.

AB 936 [Chen R](#) Personal Income Taxes: Corporation Taxes: gross income: Federal Consolidated Appropriations Act, 2021. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 2/25/2021- ASSEMBLY REV. & TAX

Current: Introduced: 2/17/2021

The Personal Income Tax Law and the Corporation Tax Law, in conformity with federal income tax law, generally defines "gross income" as income from whatever source derived, except as specifically excluded, and provide various exclusions from gross income. Existing law, in conformity with the federal CARES Act, and its subsequent amendments in the Paycheck Protection Program and Health Care Enhancement Act and the Paycheck Protection Program Flexibility Act of 2020, among other things, excludes any amounts of covered loans forgiven under the CARES Act from gross income for purposes of the Personal Income Tax Law and the Corporation Tax Law. Existing law reduces the amount of any credit or deduction otherwise allowed under the Personal Income Tax and the Corporation Tax Law for any amount paid or incurred by the taxpayer upon which this exclusion is based by the amount of the exclusion allowed. This bill would adopt the provisions of the Consolidated Appropriations Act, 2021, prohibiting any reduction in tax deductions, denials of basis adjustments, and reductions in tax attributes based on the exclusion from gross income provided for any loan amount forgiven in conformity with the federal CARES Act and its subsequent amendments.

This bill contains other related provisions and other existing laws.

AB 946 [Lee D](#) Home Purchase Assistance Fund: personal income taxation: mortgage interest deduction. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY REV. & TAX

Current: Introduced: 2/17/2021

Existing law requires the California Housing Finance Agency to administer, among other programs, a home purchase assistance program for the purpose of assisting low- and moderate-income homebuyers to qualify for the purchase of owner-occupied homes, with priority given to first-time homebuyers, subject to specified terms and requirements. Existing law also authorizes the agency to create its own home purchase assistance programs, home purchase assistance products, or both, on terms and conditions that the agency deems prudent. Existing law establishes the Home Purchase Assistance Fund and continuously appropriates moneys in that fund for expenditure for these home purchase assistance programs and for defraying administrative costs of the agency. This bill, for taxable years beginning on or after January 1, 2022, would disallow the deduction of acquisition indebtedness with respect to a qualified residence of a taxpayer other than the principal residence.

This bill contains other related provisions and other existing laws.

AB 948 [Holden D](#) Real estate licensees: Bureau of Real Estate Appraisers: disclosures: demographic information: reporting: continuing education. (Amended: 4/14/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/14/2021

Existing law, the Real Estate Law, creates the Department of Real Estate, within the Business, Consumer Services, and Housing Agency. Existing law regulates the practice of real estate by real estate brokers and real estate salespersons. This bill, after July 1, 2022, would require that every contract for the sale of real property contain a notice stating that the buyer is entitled to an unbiased appraisal of the property, and that an appraisal is required to be objective and not influenced by improper or illegal considerations. The bill would require the notice to include information regarding reporting biased appraisals to the financial institution or mortgage broker that hired the appraiser or the Bureau of Real Estate Appraisers. The bill would also require the notice to be delivered by the entity making a residential mortgage loan or refinancing a residential mortgage loan either prior to, or with, the good faith estimate or the mortgage loan disclosure statement, and make conforming changes with regard to certain of those entities.

This bill contains other related provisions and other existing laws.

AB 950 [Ward D](#) Department of Transportation: sales of excess real property: affordable housing, emergency shelters, and feeding programs. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law vests the Department of Transportation with full possession and control of all state highways. Existing law authorizes the department to acquire any real property that it considers necessary for state highway purposes. Existing law requires the department to offer to sell or exchange excess real property, as defined, within one year from the date that it is determined by the department to be excess. This bill would authorize the department to sell its excess real property to the city, county, or city and county where the real property is located if the city, county, or city and county agrees to use the real property for the sole purpose of implementing affordable housing, emergency shelters, or feeding programs, as specified. The bill would exempt these sales from the California Environmental Quality Act.

AB 965 [Levine D](#) Building standards: electric vehicle charging infrastructure. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Introduced: 2/17/2021

Existing law, the California Building Standards Law, establishes the California Building Standards Commission within the Department of General Services. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code. 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 require the Department of Housing and Community Development and the commission, by July 1, 2024, or the publication of the next interim California Building Code, whichever comes first, to research, develop, and propose building standards regarding the installation of future electric vehicle charging infrastructure for parking spaces for existing multifamily dwellings and nonresidential development, as specified. The bill would also require the Department of Housing and Community Development and the commission to review the standards for multifamily dwellings and nonresidential development every 18 months to update the standards as needed pursuant to that review.

AB 968 [Frazier D](#) Wildfire resilience: community certification. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY NAT. RES.

Current: Amended: 3/18/2021

Existing law establishes in state government the Natural Resources Agency, consisting of various departments, including the Department of Forestry and Fire Protection. Existing law makes that department responsible for the fire protection, fire prevention, maintenance, and enhancement of the state's forest, range, and brushland resources, contract fire protection, associated emergency services, and assistance in civil disasters and other nonfire emergencies. This bill would require, on or before January 1, 2023, the agency to research, and provide a report to the Legislature with recommendations for, ways in which a community that undertakes science-supported wildfire resilience actions can be recognized with a peer-reviewed, community-level certification in order to acknowledge and motivate wildfire resilience activity, as provided. The bill would provide that the sum of \$2,000,000 shall be appropriated from the Greenhouse Gas Reduction Fund in the annual Budget Act each year through the 2022–23 fiscal year to the agency for purposes of this research and report.

AB 969 [Frazier D](#) Natural Resources Agency: wildfire technology support: community organizations. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY NAT. RES.

Current: Amended: 3/18/2021

Existing law establishes in state government the Natural Resources Agency, consisting of various departments, including the Department of Forestry and Fire Protection. Existing law provides that the department is responsible for the fire protection, fire prevention, maintenance, and enhancement of the state's forest, range, and brushland resources, contract fire protection, associated emergency services, and assistance in civil disasters and other nonfire emergencies. This bill would require the Natural Resources Agency to provide a basic level of technological support to community organizations for wildfire risk reduction and resiliency, including technology for data, geospatial mapping, and data management, as well as software and limited technical support, and would require the Natural Resources Agency to structure this wildfire technology support in the same way that technology support is provided for similar services for wildfire-program building, outreach, and planning. The bill would provide that the sum of \$5,000,000 shall be appropriated from the Greenhouse Gas Reduction Fund in the annual Budget Act each year through the 2023–24 fiscal year to the Natural Resources Agency for purposes of providing the technological support described above.

AB 970 [McCarty D](#) Planning and zoning: electric vehicle charging stations: permit application: approval. (Amended: 4/27/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY L. GOV.

Current: Amended: 4/27/2021

Existing law requires a city, county, or city and county to administratively approve an application to install an electric vehicle charging station through the issuance of a building permit or similar nondiscretionary permit subject to a limited review by the building official of that city, county, or city and county. Existing law allows the building official to require the applicant to apply for a use permit if the official finds that the station could have a specific adverse impact upon the public health or safety and prohibits the city, county, or city and

county from denying the application for a use permit to install an electric vehicle charging station unless it makes written findings that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This bill would require an application to install an electric vehicle charging station to be deemed complete if, 5 business days after the application was submitted, the city, county, or city and county has not deemed the application to be incomplete or issued a written correction notice detailing all deficiencies in the application, as specified. The bill would require an application to install an electric vehicle charging station to be deemed approved if 20 business days after the application was deemed complete, (1) the city, county, or city and county has not approved the application, (2) the building official has not made a finding that the proposed installation could have an adverse impact upon the public health or safety or required the applicant to apply for a use permit, (3) the building official has not denied the permit, and (4) an appeal has not been made to the planning commission of the city, county, or city and county, as specified. The bill would provide that these requirements do not expand or restrict the role or responsibility of a local publicly owned electric utility in providing new electric service to an electric vehicle charging station in a manner consistent with safety, reliability, and engineering requirements.

This bill contains other existing laws.

AB 973 [Rodriguez D](#) Office of Emergency Services: California Disaster Assistance Act: annual report. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 4/21/2021- ASSEMBLY APPR. SUSPENSE FILE

Current: Introduced: 2/18/2021

Existing law, the California Disaster Assistance Act, which is administered by the Director of Emergency Services, provides for the allocation of funds to state and local agencies and to eligible private nonprofit organizations for specified purposes relating to disaster assistance and in accordance with specified requirements. Existing law establishes the Disaster Assistance Fund and continuously appropriates moneys in that fund for purposes of the California Disaster Assistance Act. This bill, no later than January 15, 2022, and annually thereafter, would require the Office of Emergency Services to submit a written report, containing specified information, to the Assembly Committee on Emergency Management, the Assembly Committee on Budget, the Senate Committee on Governmental Organization, and the Senate Committee on Budget and Fiscal Review that details the priority investments and expenditures of funds made available pursuant to the California Disaster Assistance Act, as provided. The bill would provide that moneys in the Disaster Assistance Fund would be available for expenditure for purposes of the report only upon appropriation.

This bill contains other related provisions.

AB 980 [Dahle, Megan R](#) Employment Development Department: claim information. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law establishes in the Labor and Workforce Development Agency the Employment Development Department, which is charged with various functions, including job creation activities, computation of benefits, and determination of contribution rates and collection of contributions for benefits. Existing law provides for the payment of unemployment compensation benefits to eligible persons who are unemployed through no fault of their own through a federal-state unemployment insurance program administered by the Employment Development Department. This bill would require the department, using the online portals

provided via the department's internet website, to make available to an employer and update a list, as provided, of claimants approved to receive benefits from that employer.

This bill contains other existing laws.

AB 981 [Frazier D](#) Forestry: California Fire Safe Council. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/14/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law requires the Department of Forestry and Fire Protection to establish a local assistance grant program for fire prevention activities in the state. Existing law requires the local assistance grant program to establish a robust year-round fire prevention effort in and near fire threatened communities. Existing law requires that the eligible activities include, among other things, fire prevention activities, as provided. Existing law permits the Director of Forestry and Fire Protection to authorize advance payments, not exceeding 25% of the total grant award, from a grant awarded pursuant to the local assistance grant program. Existing law requires the grantee to expend these funds from the advance payment within 6 months of receipt, as provided. This bill would establish the California Fire Safe Council in the Natural Resources Agency consisting of 11 members, as specified. The bill would require the council to identify programs administered by public agencies to address and minimize the risks of wildfire and to coordinate the implementation of those programs, to identify public and private programs that may be leveraged to facilitate structure-hardening and community resilience to minimize the impacts of wildfire to habitable structures, to conduct public outreach effects to regional and local wildfire mitigation groups, and to make recommendations to the Legislature on how the programs identified by the council can be coordinated to increase the effectiveness of those programs. The bill would require the Natural Resources Agency to post on its internet website the membership of the council and recommendations made by the council.

This bill contains other related provisions and other existing laws.

AB 985 [Mullin D](#) Personal income tax. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 2/18/2021- ASSEMBLY PRINT

Current: Introduced: 2/18/2021

The Personal Income Tax Law imposes taxes on taxable income, as provided, and defines various terms for those purposes, including "foreign country." This bill would make a nonsubstantive change to that definition.

AB 994 [Patterson R](#) Income taxation: exclusion: California Small Business COVID-19 Relief Grant Program. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY REV. & TAX

Current: Introduced: 2/18/2021

The Personal Income Tax Law and the Corporation Tax Law, in modified conformity with federal law, generally define "gross income" as income from whatever source derived, except as specifically excluded, and provides various exclusions from gross income for purposes of computing tax liability. Existing law requires any bill authorizing a new tax expenditure to contain, among other things, specific goals, purposes, and objectives that the tax expenditure will achieve, detailed performance indicators, and data collection

requirements. This bill, for taxable years beginning on or after January 1, 2021, and before January 1, 2026, would exclude, under both laws, from gross income the amount of a grant awarded pursuant to the California Small Business COVID-19 Relief Grant Program.

This bill contains other related provisions.

AB 995 [Gonzalez, Lorena D](#) Paid sick days: accrual and use. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY APPR.

Current: Introduced: 2/18/2021

(1) Existing law, with certain exceptions, entitles an employee to paid sick days for certain purposes if the employee works in California for the same employer for 30 or more days within a year from the commencement of employment. Existing law requires the leave to be accrued at a rate of no less than one hour for every 30 hours worked, and to be available for use beginning on the 90th day of employment. This bill would modify the employer's alternate sick leave accrual method to require that an employee have no less than 40 hours of accrued sick leave or paid time off by the 200th calendar day of employment or each calendar year, or in each 12-month period. The bill would modify that satisfaction provision to authorize an employer to satisfy accrual requirements by providing not less than 40 hours or 5 days of paid sick leave that is available to the employee to use by the completion of the employee's 200th calendar day of employment. The bill would also provide that an employer is under no obligation to allow an employee's total accrual of paid sick leave to exceed 80 hours or 10 days, as specified. The bill would raise the employer's authorized limitation on the employee's use of carryover sick leave to 40 hours or 5 days.

This bill contains other related provisions and other existing laws.

AB 1000 [Ward D](#) Fair employment and housing protections: background check service providers: housing status. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/18/2021

Existing law, the California Fair Employment and Housing Act (FEHA), protects the right to seek, obtain, and hold employment without discrimination because of prescribed characteristics. FEHA also makes unlawful various practices connected to obtaining and financing housing accommodations, among other things, if those practices discriminate based on specified characteristics. Existing law creates the Department of Fair Employment and Housing to administer and enforce these provisions. This bill would add housing status as a protected characteristic under the employment and housing provisions of FEHA. Existing law prescribes a variety of consumer privacy protections, including those arising from particular business transactions, and regulates specified business transactions between parties. This bill would prohibit a background check service provider, as defined, from including specified information in a background check, including any fine, penalty, or charge related to camping, sleeping, sitting, or lying down in public spaces, or living in vehicles.

AB 1003 [Gonzalez, Lorena D](#) Wage theft: grand theft. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 4/21/2021- ASSEMBLY APPR.

Current: Amended: 4/22/2021

Existing law regulates the payment of wages and benefits in the state. Existing law makes violation of specified wage provisions a misdemeanor and provides for civil penalties and remedies for the recovery of wages. This bill would make the intentional theft of wages, as defined, in an amount greater than \$950 from any one employee, or \$2,350 in the aggregate from 2 or more employees, by an employer in any consecutive 12-month period punishable as grand theft. The bill would authorize wages, benefits, or other compensation that are the subject of a prosecution under these provisions to be recovered in a civil action by the employee or the Labor Commissioner. By increasing the penalty for a crime and by creating a new crime, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 1008 [Grayson D](#) Unemployment insurance: employee status: definition. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 4/5/2021- ASSEMBLY L. & E.

Current: Introduced: 2/18/2021

Existing law governing unemployment insurance defines “employment” for those purposes, and exempts from this definition the services performed by certain persons, including various types of brokers or salespersons meeting specified conditions, including that the sale or demonstration of the product takes place in the buyer’s home. Existing law limits the exemption to sales that take place in other than a retail or wholesale establishment. This bill, among other things, would also exempt from the definition of employment, a seller that sells or demonstrates products in the buyer’s business. The bill would also specify that certain types of vehicles used to sell specified tools do not qualify as a retail or wholesale establishment for purposes of these provisions.

AB 1016 [Rivas, Robert D](#) Local planning: streamlined housing development: nonprofit corporations. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/18/2021

(1)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. Existing law authorizes a development proponent to submit for approval, and requires a local government to approve, a multifamily housing development, as specified, pursuant to a streamlined, ministerial process if it meets certain objective planning standards. This bill would authorize a development proponent to submit for approval, and require a local government to approve, a housing development, as specified, pursuant to a streamlined, ministerial process if it meets certain objective planning standards, including that the development be built or developed by a qualified nonprofit corporation and have 25 or fewer units. The bill would require the development proponent to submit a notice of intent to submit an application to the local government, following which the local government is required to conduct a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area, as provided. The bill would, if the development conflicts with any of the objective planning standards, require the local government to respond to a development proponent’s housing development application pursuant to the bill’s provisions within 60 days of submittal, identifying and explaining the reason for the conflict. The bill would, among other things, limit design review or public oversight of, and automobile parking requirements for, the development as specified. The bill would authorize the Department of Housing and Community Development to review, adopt, amend, and repeal guidelines to implement uniform standards or

criteria that supplement or clarify the terms, references, or standards set forth in these provisions. The bill would also provide that the determination of whether an application for a development is subject to the streamlined, ministerial approval process is not a “project” for purposes of the California Environmental Quality Act.

This bill contains other existing laws.

AB 1023 [Flora R](#) Contractors and subcontractors: records: penalties. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 4/8/2021- ASSEMBLY APPR.

Current: Introduced: 2/18/2021

Existing law defines “public works,” for the purposes of regulating public works contracts, as, among other things, construction, alteration, demolition, installation, or repair work done under contract and paid for, in whole or in part, out of public funds. Existing law generally requires a contractor or subcontractor to be registered with the Department of Industrial Relations to be qualified to bid on, be listed in a bid proposal, or engage in the performance of any public works contract. Existing law requires a contractor or subcontractor to meet specific conditions to qualify for this registration. This bill would require that a contractor or subcontractor furnish those payroll records to the Labor Commissioner no later than their final day of work performed on the project. The bill would also make a contractor or subcontractor who fails to furnish those records in the manner specified liable for a penalty of \$100 per day, as specified, not to exceed \$5,000 per project, to be deposited into the State Public Works Enforcement Fund. Because this bill would increase money deposited in the State Public Works Enforcement Fund, a continuously appropriated fund, it would make an appropriation.

This bill contains other existing laws.

AB 1028 [Seyarto R](#) Telework Flexibility Act. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY L. & E.

Current: Introduced: 2/18/2021

Existing law, with various exceptions, generally establishes 8 hours as a day’s work and a 40-hour workweek and requires the payment of prescribed overtime compensation for additional hours worked. This bill would permit an individual nonexempt employee to request an employee-selected remote work flexible work schedule providing for workdays up to 10 hours per day within a 40-hour workweek and would allow an employer to implement this schedule without the obligation to pay overtime compensation for those additional hours in a workday, except as specified. The authorization would apply only if an employee is working remotely and not under the physical control of the employer. The bill would require that the flexible work schedule contain specified information and the employer’s and the employee’s original signatures. The bill would except split shift premiums from application to the work of employees who are working an employee-selected remote work flexible work schedule. The bill would require the Division of Labor Standards Enforcement in the Department of Industrial Relations to enforce this provision and adopt regulations.

This bill contains other related provisions and other existing laws.

AB 1029 [Mullin D](#) Housing elements: prohousing local policies. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Introduced: 2/18/2021

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 Department of Housing and Community Development to determine whether the housing element is in substantial compliance with specified provisions of that law. This bill would add the preservation of affordable housing units through the extension of existing project-based rental assistance covenants to avoid the displacement of affected tenants and a reduction in available affordable housing units to the list of specified prohousing local policies.

This bill contains other related provisions and other existing laws.

AB 1030 [Chen R](#) Professional Land Surveyors' Act and Professional Engineers Act. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY B.&P.

Current: Introduced: 2/18/2021

(1)The Professional Engineers Act and the Professional Land Surveyors' Act provide for the licensure and regulation of professional engineers and land surveyors by the Board for Professional Engineers, Land Surveyors, and Geologists. Under those acts, a land surveyor includes a person who engages in specified practices, and civil engineering is defined to include a person who locates, relocates, establishes, reestablishes, or retraces the alignment or elevation for any of the fixed works embraced within the practice of civil engineering, as defined, determines the configuration or contour of the earth's surface, or the position of fixed objects above, on, or below the surface of the earth by applying the principles of mathematics or photogrammetry, or engages in geodetic or cadastral surveying, as defined. This bill would include within the practices that subject a person to those acts, with regard to the practice of identifying the location, alignment, or elevation for any of the fixed works embraced within the practice of civil engineering, laying out the reference points or lines through the use of mathematical or physical measurements. The bill would expand the practice of land surveying and civil engineering to include determining the benthic surface below water bodies and the measuring for volumetric calculations of earthwork. The bill, with respect to the practice of making determinations regarding the position of objects, would expand that practice to include such a determination made by applying the principles of mathematics or the use of photogrammetric methods. The bill would further revise that practice so that the determination regarding the position of objects is made regarding either manmade or natural fixed objects, instead of fixed objects. The bill would modify the definition of geodetic surveying for purposes of the Professional Land Surveyors' Act to mean performing surveys by using techniques or methods of 3-dimensional geospatial data acquisitions, and make conforming changes to that effect. The bill would also, for purposes of that act, provide that a land surveyor includes a person who does or offers to do remote sensing, as defined.

This bill contains other related provisions and other existing laws.

AB 1033 [Bauer-Kahan D](#) California Family Rights Act: parent-in-law: small employer family leave mediation: pilot program. (Amended: 4/29/2021)

[Leginfo Link](#)

Location: 4/27/2021- ASSEMBLY APPR.

Current: Amended: 4/29/2021

Existing law, the California Fair Employment and Housing Act (FEHA), establishes the Department of Fair Employment and Housing within the Business, Consumer Services, and Housing Agency and sets forth its powers and duties relating to enforcement of 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. Existing law grants the department the power to receive, investigate, conciliate, mediate, and prosecute complaints alleging unlawful employment practices. This bill would additionally include leave to care for a parent-in-law within the definition of family care and medical leave, and would make other conforming changes.

This bill contains other related provisions and other existing laws.

AB 1037 [Grayson D](#) Infrastructure construction: digital construction management technologies. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/27/2021- ASSEMBLY APPR.

Current: Amended: 4/20/2021

Existing law, the Bergeson-Peace Infrastructure and Economic Development Bank Act, establishes the Infrastructure and Economic Development Bank and authorizes it to, among other things, issue bonds, make loans, and provide other financial assistance to various types of projects that constitute economic development facilities or public development facilities. This bill would require a civil infrastructure project, as defined, with a project cost greater than \$50,000,000 that receives any state funding and begins preconstruction activities after January 1, 2022, to deploy digital construction management technologies, as defined. The bill would require an awarding agency to require a bid or proposal for a civil infrastructure project contract to include a digital construction management plan that describes how the bidder would utilize digital construction management technology to significantly reduce project cost, improve project delivery times, or increase project quality, as specified. The bill would require a state agency that constructs or manages a civil infrastructure project to develop a comprehensive multiyear and multidiscipline plan to fully integrate and deploy digital construction management technologies across the agency by January 1, 2025, as specified.

AB 1041 [Wicks D](#) Employment: leave. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 4/26/2021- ASSEMBLY APPR.

Current: Amended: 4/22/2021

(1) Existing law, commonly known as the California Family Rights Act, makes it an unlawful employment practice for any government employer or employer with 5 or more employees to refuse to grant a request by any employee with more than 12 months of service with the employer, and who has at least 1,250 hours of service with the employer during the previous 12-month period or who meets certain other requirements, to take up to a total of 12 workweeks in any 12-month period to, among other things, bond with a new child of the employee or to care for themselves or a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner, as specified. This bill would expand the population that an employee can take leave to care for to include a designated person. The bill would define “designated person” to mean a person identified by the employee at the time the employee requests family care and medical leave. The bill would authorize an employer to limit designation of a person, as prescribed.

This bill contains other related provisions and other existing laws.

AB 1043 [Rivas, Luz D](#) Housing programs: rental housing developments: affordable rent: deeply low income households. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Introduced: 2/18/2021

Existing law, the Zenovich-Moscone-Chacon Housing and Home Finance Act, prohibits “affordable rent” for certain rental housing developments that receive assistance on or after January 1, 1991, from exceeding a specified percentage based on the area median income adjusted for family size and whether the household is an extremely low income household, very low income household, lower income household, or moderate-income household. This bill, for leases entered into on or after January 1, 2022, would additionally prohibit “affordable rent” for certain rental housing developments that receive assistance from exceeding the product of 30 percent times 15 percent of the area median income adjusted for family size appropriate for the unit if the household is a “deeply low income household,” as defined to mean persons and families whose incomes do not exceed 15 percent of area median income, adjusted for family size, as specified.

This bill contains other related provisions and other existing laws.

AB 1056 [Grayson D](#) Infrastructure financing: industrialized housing. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/18/2021

Existing law establishes the Department of Housing and Community Development (department) and sets forth its powers and duties including functioning as the principal state department responsible for coordinating federal-state relationships in housing and community development, except for housing finance. Those duties include, among other things, administration of the Emergency Housing and Assistance Program. This bill would require the department and the bank to develop a proposed program, as specified, to invest in the building of offsite industrialized housing to support the policy goal of increasing the state’s capacity to quickly respond to additional housing needs precipitated by homelessness, wildfires, COVID-19, or other emergency situations. The bill would require the department and the bank to report its recommendations to the Legislature by January 1, 2023, including whether and how industrialized housing would alleviate the state’s housing, homelessness, and disaster response needs. The bill would preclude implementation of the recommended programs unless approved by a subsequent act of the Legislature.

This bill contains other existing laws.

AB 1065 [Maienschein D](#) Personal income taxes: voluntary contributions: Mental Health Crisis Prevention Voluntary Tax Contribution Fund. (Amended: 4/29/2021)

[Leginfo Link](#)

Location: 4/26/2021- ASSEMBLY THIRD READING

Current: Amended: 4/29/2021

Existing law authorizes an individual to contribute amounts in excess of personal income tax liability for the support of specified funds. Under existing law, there are general administrative provisions applicable to these voluntary contributions, which, among other things, provide for the disbursement of contributions following the repeal of the fund provisions and require undesignated funds to be transferred to the General Fund. This bill would allow an individual to designate on their tax return that a specified amount in excess of the taxpayer's personal income tax liability be transferred to the Mental Health Crisis Prevention Voluntary Tax Contribution Fund, which would be created by this bill. The bill would conform with those aforementioned administrative requirements by continuously appropriating those funds to the Franchise Tax Board, the Controller, and the Department of the California Highway Patrol for administrative costs and by requiring the Department of the California Highway Patrol to post specified information provided by the National Alliance on Mental Illness about those funds on its internet website. The bill would require remaining funds in the Mental Health Crisis Prevention Voluntary Tax Contribution Fund to be transferred to the Department of the California Highway Patrol for disbursement to the National Alliance on Mental Illness California to fund the Crisis Intervention Team program that trains peace officers to assist, and engage safely with, persons living with mental illness. The bill would also conform by repealing the provisions as of December 1 of the year that the minimum contribution amount of \$250,000 is not met or by the specified repeal date. By continuously appropriating these funds, the bill would make an appropriation.

This bill contains other existing laws.

AB 1068 [Santiago D](#) Affordable housing: alternative forms of development: model plan. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY H. & C.D.

Current: Introduced: 2/18/2021

Existing law continues into existence the Department of Housing and Community Development (HCD) in the Business, Consumer Services, and Housing Agency. Under existing law, HCD is required to update and revise the California Statewide Housing Plan, which provides, among other things, a housing strategy that coordinates the housing assistance and activities of state and local agencies, including the provision of housing assistance for various populations. This bill would require HCD to create a model plan for the use of alternative forms, as defined, of developing affordable housing for the purpose of substantially reducing the cost of a unit of affordable housing. The bill would require the model plan to be used in state agency decisions in all state-subsidized housing loan and grant programs. The bill would also require a local agency, nonprofit affordable housing sponsor, private entity, or individual that receives surplus state real property from the state to use the model plan to guide any housing development on that property. The bill would make findings and declarations in this regard.

This bill contains other related provisions and other existing laws.

AB 1072 [Reyes D](#) Small businesses: technical assistance: public contracts. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/27/2021- ASSEMBLY APPR.

Current: Amended: 4/20/2021

(1) Existing law, the California Small Business Development Technical Assistance Expansion Act of 2018, creates the California Small Business Technical Assistance Expansion Program within the Governor's Office of Business and Economic Development, under the authority of the Director of the Governor's Office of Business and Economic Development, to assist small businesses through free or low-cost one-on-one

consulting and low-cost training by entering into grant agreements with one or more federal small business technical assistance centers, as prescribed. Existing law, upon appropriation of funds by the Legislature, requires the office to make grants to federal small business technical assistance centers that the office determines meet specified eligibility criteria. Existing law requires the office to evaluate applications received based on prescribed factors, to prioritize funding for applications that best meet the factors, and give preference to applications that propose new or enhanced services to specified underserved business groups. Existing law requires the use of state funds provided pursuant to the program to expand consulting and training services through existing and new centers, including satellite offices. These provisions are repealed as of January 1, 2024. This bill would relocate the program within the Office of Small Business Advocate, under the direction of the Small Business Advocate. The bill would expand underserved business groups to be prioritized to include disadvantaged business enterprises. The bill would additionally require the use of state funds provided pursuant to the program to support a range of programs and services delivered through one or more small business technical assistance centers, as specified. The bill would also authorize the use of state funds provided pursuant to the program for certain purposes relating to small business technical assistance. The bill would extend the repeal date to January 1, 2027.

This bill contains other related provisions and other existing laws.

AB 1074 [Gonzalez, Lorena D](#) Employment: displaced workers. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law establishes the Displaced Janitor Opportunity Act, which requires contractors and subcontractors, as defined, that are awarded contracts or subcontracts to provide janitorial or building maintenance services at a particular jobsite or sites, to retain, for a period of 60 days, certain employees who were employed at that site by the previous contractor or subcontractor, and offered continued employment if their performance during that 60-day period is satisfactory. Existing law authorizes an employee who was not retained, or the employee's agent, to bring an enforcement action in a court of competent jurisdiction, as specified. Existing law charges the Labor Commissioner, as Chief of the Division of Labor Standards Enforcement, with enforcing these provisions. This bill would rename the act the Displaced Janitor and Hotel Worker Opportunity Act and would extend the provisions of the act to hotel workers. The bill would redefine "awarding authority" under the act to include any person that awards or otherwise enters into contracts for hotel services including guest service, food and beverage or cleaning performed within the state, as specified. The bill would also redefine "employee" to include a person employed as a service employee of a contractor or subcontractor who works at least 15 hours per week and whose primary place of employment is in the state under a contract to provide janitorial or building maintenance services or hotel services.

This bill contains other existing laws.

AB 1075 [Wicks D](#) Planning and zoning: residential developments. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/18/2021

The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among

other things, an inventory of land suitable and available for residential development. If the inventory of sites does not identify adequate sites to accommodate the need for groups of all households pursuant to specified law, existing law requires the local government to rezone sites within specified time periods and that this rezoning accommodate 100% of the need for housing for very low and low-income households on sites that will be zoned to permit owner-occupied and rental multifamily residential use by right for specified developments. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing, including the Density Bonus Law, which requires that when an applicant proposes a housing development within the jurisdiction of a local government, the city, county, or city and county provide the developer with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents. This bill would require a local government to deem a residential development compliant with its local zoning requirements if the proposed development is located on a site that meets specified requirements, including that the development is not located within a wetland, as defined, or within a very high fire hazard severity zone, as defined, and that the proposed development is zoned residential. The bill would require the residential development to meet certain requirements, including that the development meets objective design review standards. If the proposed project is subject to an inclusionary housing ordinance when the project application is submitted, the bill would require the project to satisfy the requirements of the inclusionary housing ordinance. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. By adding to the duties of local planning officials, this bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that no reimbursement is required by this act for a specified reason.

AB 1090 [Quirk-Silva](#) D Legislative Task Force on the California Master Plan on Homeownership. (Amended: 4/21/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/21/2021

Existing law establishes the California Statewide Housing Plan to serve as a state housing plan for all relevant purposes. Existing law requires that the plan incorporate, among other things, a statement of housing goals, policies, and objectives and that the Department of Housing and Community Development update and provide a revision of the plan to the Legislature every 4 years. Existing law establishes the California Housing Finance Agency (CalHFA) within the Department of Housing and Community Development, administered by a board of directors, with the primary purpose of meeting the housing needs of persons and families of low or moderate income. Existing law requires the Governor, subject to confirmation by the Senate, to appoint an executive director of CalHFA and requires the executive director, subject solely to supervision by the board of directors, to administer and direct the day-to-day operations of CalHFA. This bill would establish the Legislative Task Force on the California Master Plan on Homeownership. The bill would require the Executive Director of CalHFA to serve as the chair of the task force and to appoint a homeownership advisory committee, as provided. The bill would require the task force to evaluate policy and regulatory impediments to increasing the rate of homeownership for Californians and, no later than October 31, 2022, to develop a final report that includes specified information and recommendations and submit that report to the Legislature. The bill would make findings in this regard.

AB 1095 [Cooley](#) D Affordable rental and owner-occupied housing: parity in state and local programs. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/20/2021

Existing law establishes various programs and incentives intended to promote the development of affordable housing, including, among others, the Affordable Housing and Sustainable Communities Program. This bill would state the intent of the Legislature to enact legislation relating to the equal treatment of home ownership in state and local affordable housing programs for a specified reason. The bill would specify that the affordable housing referenced by those provisions includes rental and owner-occupied units. The bill would require the council to adopt guidelines or selection criteria that include both affordable housing rental units and owner-occupied affordable housing units. The bill, for notices of funding availability released after July 1, 2022, would prohibit the council from excluding, either explicitly or in effect, projects that provide homeownership opportunities for low-income individuals from the award of funds under the program.

This bill contains other existing laws.

AB 1108 [Cunningham R](#) Sales and use taxes: exemption: lease of solar electric generation systems: Greenhouse Gas Reduction Fund: transfer. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY REV. & TAX

Current: Introduced: 2/18/2021

Existing sales and use tax laws impose taxes on retailers measured by the gross receipts from the sale of tangible personal property sold at retail in this state, or on the storage, use, or other consumption in this state of tangible personal property purchased from a retailer for storage, use, or other consumption in this state. The Sales and Use Tax Law defines a “sale” and “purchase” to include the lease of tangible personal property for consideration, except for tangible personal property leased in substantially the same form as acquired by the lessor, as to which the lessor has paid sales tax reimbursement or has paid use tax measured by the purchase price of the property. Under existing law, in the case of a lease that is a “sale” or “purchase,” the granting of possession by the lessor to the lessee is a continuing sale in this state by the lessor, and the possession of the property by a lessee is a continuing purchase for use in this state by the lessee, as respects any period of time the leased property is situated in this state. If tax has not been paid based on the purchase price, existing law generally requires use tax to apply to that lease that is a “sale” or “purchase,” measured by the rentals payable. This bill, on and after January 1, 2022, and before July 1, 2030, would provide that this partial exemption also applies to the rentals payable pursuant to the leases of tangible personal property provided the lessee is a resident leasing a solar electric generation system that meets or exceeds the compliance requirements of equipment used for purposes of complying with specified state building standards and the tangible personal property is used in specified activities.

This bill contains other related provisions and other existing laws.

AB 1119 [Wicks D](#) Employment discrimination. (Amended: 4/21/2021)

[Leginfo Link](#)

Location: 4/20/2021- ASSEMBLY APPR.

Current: Amended: 4/21/2021

Existing law, the California Fair Employment and Housing Act (FEHA), protects the right to seek, obtain, and hold employment without discrimination because of prescribed characteristics. FEHA makes various employment practices unlawful and empowers the Department of Fair Employment and Housing to investigate and prosecute complaints alleging unlawful practices. This bill would expand the protected characteristics to include family responsibilities, defined to mean the obligations of an employee to provide

direct and ongoing care for a minor child or a care recipient. The bill would define additional terms for this purpose.

This bill contains other related provisions and other existing laws.

AB 1121 [Rodriguez D](#) Sales and use taxes: exemption: emergency preparation items. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY REV. & TAX

Current: Introduced: 2/18/2021

Existing sales and use tax laws impose taxes on retailers measured by the gross receipts from the sale of tangible personal property sold at retail in this state or on the storage, use, or other consumption in this state of tangible personal property purchased from a retailer for storage, use, or other consumption in this state, and provides various exemptions from the taxes imposed by those laws. This bill, on and after January 1, 2022, until January 1, 2024, would exempt from those taxes the gross receipts from the sale of, and the storage, use, or other consumption of, emergency preparation items, as defined, sold or purchased during the 3-day period beginning at 12:01 a.m. on the Saturday before the last Monday in June and ending at midnight on the last Monday in June.

This bill contains other related provisions and other existing laws.

AB 1124 [Friedman D](#) Solar energy systems. (Amended: 4/27/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY L. GOV.

Current: Amended: 4/27/2021

Existing law creates the right to receive sunlight, which is referred to as a solar easement, and defines it to mean the right of receiving sunlight across real property of another for any solar energy system. Existing law defines a “solar energy system” for this purpose to include a structural design feature of a building, including a design feature whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating. This bill would revise the definition of “solar energy system” to include any structural design feature by eliminating the provision that it be a feature of a building. The bill would specify certain structural design features to be included in the definition, including solar mounting, solar carports, and solar shade structures, regardless of whether the feature is on the ground or on a structure.

This bill contains other related provisions and other existing laws.

AB 1129 [Frazier D](#) Home Inspectors License Law. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY B.&P.

Current: Introduced: 2/18/2021

Existing law regulates a person who performs certain home inspections for a fee in connection with a transfer of real property. Existing law provides that it is the duty of a home inspector who is not licensed as a general contractor, structural pest control operator, or architect, or registered as a professional engineer to conduct a

home inspection with the degree of care that a reasonably prudent home inspector would exercise. Under existing law, contractual provisions that purport to waive this duty, or limit the liability of the home inspector to the cost of the home inspection report, are contrary to public policy and invalid. Existing law prohibits commencement of a legal action for breach of duty arising from a home inspection report more than 4 years from the date of the inspection. Under existing law, certain activities by a home inspector or a company that employs a home inspector constitute unfair business practices. This bill, commencing January 1, 2023, would enact the Home Inspectors License Act, which would revise and recast those provisions, and would make various substantive changes. The bill would establish the Bureau of Home Inspectors in the Department of Consumer Affairs. The bill would also establish the position of Chief of the bureau and would require the chief to administer the licensing program for home inspectors, as provided. The bill would delete the provisions concerning a home inspector's duty of care and unlawful business practices. The bill would authorize the chief to investigate the actions of any applicant for a home inspector license or a home inspector within the state and to administer specified disciplinary actions if the applicant or licensee commits an act or omission constituting cause for disciplinary action, including a willful departure in any material respect, except as provided, from accepted standards of practice and codes of ethics. The bill would require a complaint against a licensee alleging commission of any act or omission that may constitute grounds for legal action to be filed in writing with the chief within 4 years of the alleged act or omission.

This bill contains other related provisions and other existing laws.

AB 1135 [Grayson D](#) State of California Housing Allocation Act. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 3/25/2021

Existing law establishes the Business, Consumer Services, and Housing Agency in state government, consisting of, among other entities, the Department of Housing and Community Development (HCD). Existing law requires HCD to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which HCD provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development for specified activities. Existing law also establishes the California Housing Finance Agency (CalHFA) within HCD with the primary purpose of meeting the housing needs of persons and families of low or moderate income. Existing law also establishes the California Tax Credit Allocation Committee (CTCAC), composed of specified members, and requires that CTCAC, among other things, allocate specified federal low-income housing tax credits, as provided. This bill would enact the State of California Housing Allocation Act, which would require the Business, Consumer Services, and Housing Agency, HCD, CalHFA, and CTCAC, no later than January 1, 2023, to jointly establish and operate a single, centralized housing funding allocation committee, which would be within the Business, Consumer Services, and Housing Agency and comprised of representatives of those entities. The bill would require the committee to be responsible for allocating state controlled financing to housing developments and to serve as the point of contact for developers seeking to build affordable housing in California. The bill, no later than December 31, 2023, would require the committee to create a unified application and award process for the allocation of state-controlled affordable housing funds and, to the extent permitted by any applicable law governing the allocation and use of those state-controlled affordable housing funds, make applications and awards at least twice per calendar year. The bill would authorize the committee to exclude state-controlled affordable housing funds from this unified application and award process for specified reasons.

This bill contains other related provisions.

AB 1172 [O'Donnell D](#) Escrow agents: asset and accounting requirements. (Amended: 4/8/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/8/2021

Existing law, the Escrow Law, requires people engaging in business as escrow agents to be organized as corporations for that purpose, as specified, and appropriately licensed by the Commissioner of Financial Protection and Innovation. Existing law requires an escrow agent licensed on or after January 1, 1986, to maintain a tangible net worth of \$50,000, including liquid assets of at least \$25,000 in excess of current liabilities. Existing law required an escrow agent licensed before January 1, 1986, to maintain an increasing tangible net worth pursuant to a prescribed schedule, the amounts of which, by 1993, matched the requirements for escrow agents licensed on and after January 1, 1986. This bill would delete obsolete provisions by deleting the tangible net worth schedule for escrow agents licensed before January 1, 1986, as described above, and the distinctions in this context based on when an agent was licensed.

This bill contains other related provisions and other existing laws.

AB 1174 [Grayson D](#) Planning and zoning: housing: development application modifications, approvals, and subsequent permits. (Amended: 4/6/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/6/2021

The Planning and Zoning Law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards, including, among other things, that the development and the site on which it is located satisfy specified location, urbanization, and zoning requirements. Existing law provides that a development approved pursuant to the streamlined, ministerial approval process is valid indefinitely if specified requirements are met, and otherwise is valid, except as provided, for 3 years from the date of the final action establishing that approval and remains valid thereafter for a project so long as vertical construction of the development has begun and is in progress. Existing law authorizes a development proponent to request a modification to a development that has been approved under the streamlined, ministerial approval process if the request is submitted before the issuance of the final building permit required for construction of the development. This bill would clarify the requirements that must be met for an approved development to be valid indefinitely. The bill would also provide that, alternatively, approval for an approved development is valid for 3 years from the date of the final judgment upholding the development's approval if litigation is filed challenging that approval. The bill would define "in progress." The bill would provide that if the development proponent requests a modification, then the time during which the approval is valid is extended, as specified. The bill would specify that these changes also apply retroactively to developments approved prior to January 1, 2022.

This bill contains other related provisions and other existing laws.

AB 1175 [Aguiar-Curry D](#) Division of Occupational Safety and Health: inspections and investigations: advance notice. (Amended: 3/11/2021)

[Leginfo Link](#)

Location: 3/11/2021- ASSEMBLY L. & E.

Current: Amended: 3/11/2021

Existing law, the California Occupational Safety and Health Act of 1973, vests the Division of Occupational Safety and Health within the Department of Industrial Relations with the power, jurisdiction, and supervision over every employment and place of employment, which is necessary adequately to enforce and administer all laws and lawful standards and orders, or special orders requiring such employment and place of employment to be safe, and requiring the protection of the life, safety, and health of every employee in such employment or place of employment, including to inspect and investigate employments and places of employment, as prescribed. The Occupational Safety and Health Administration (OSHA), except as provided, prohibits a person or employer from being given advance warning of an inspection or investigation by any authorized representative of the division. OSHA authorizes the Chief of the Division of Occupational Safety and Health or an authorized representative to permit advance notice of an inspection or investigation as prescribed by the Director of Industrial Relations. OSHA prohibits the authorization of advance notice when the investigation or inspection is to be made as a result of an employee complaint, unless there is imminent danger to the health or safety of an employee or employees. OSHA makes it a crime, punishable as prescribed, for any person to give unauthorized advance notice of any inspection to be conducted. This bill would revise those advance warning provisions to prohibit any representative of the division from giving advance notice of an inspection or investigation to an employer or other person unless authorized under OSHA. The bill would authorize the chief or their authorized representatives to permit advance notice of an inspection or investigation when advance notice is necessary to ensure availability of essential personnel or access to the site, equipment, or process, as prescribed by the director. The bill would delete the prohibition on the authorization of advance notice when the investigation or inspection is to be made as a result of an employee complaint. The bill would expand the crime to apply to unauthorized advance notice of an investigation to be conducted, thereby imposing a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that no reimbursement is required by this act for a specified reason.

AB 1179 [Carrillo D](#) Employer provided benefit: backup childcare. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY APPR.

Current: Introduced: 2/18/2021

Existing law, the Healthy Workplaces, Healthy Families Act of 2014, requires employers to provide an employee, who works in California for 30 or more days within a year from the commencement of employment, with paid sick days for prescribed purposes, to be accrued at a rate of no less than one hour for every 30 hours worked. Existing law authorizes an employer to limit an employee's use of paid sick days to 24 hours or 3 days in each year of employment. This bill would require an employer to provide an employee, on or after January 1, 2022, who works in California for the same employer for 30 or more days within a year from the commencement of employment, with up to 60 hours of paid backup childcare benefits, to be accrued and used as provided. The bill would define "backup childcare" as childcare provided by a qualified backup childcare provider to the employee's child when the employee's regular childcare provider cannot be utilized, and "paid backup childcare" as an employee benefit consisting of the employer paying for a qualified backup childcare provider to provide backup childcare for an employee's child that is compensated at the state minimum wage or the federal minimum wage, whichever is higher.

This bill contains other related provisions.

AB 1188 [Wicks D](#) State rental assistance program: data. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law establishes the Department of Housing and Community Development (HCD) and requires it to administer various housing programs. Existing law establishes a program for providing rental assistance, using funding made available pursuant to existing federal law to provide financial assistance and housing stability services to eligible households, as provided, administered by HCD. This bill, in order to ensure that data is available for research and analysis to inform future state policy and programs, would require HCD to retain data from designated sources for at least 10 years, including data on the state rental assistance program, information submitted by eligible grantees that received the federal funding, and data on rental registries operated by local governments, as specified.

AB 1203 [Burke D](#) Property taxation: assessment appeals board: qualifications: County of Los Angeles. (Amended: 4/7/2021)

[Leginfo Link](#)

Location: 4/15/2021- SENATE RLS.

Current: Amended: 4/7/2021

Existing property tax law authorizes a county board of supervisors to create, by ordinance, assessment appeals boards for the county to equalize the valuation of taxable property within the county for the purpose of taxation. Existing property tax law disqualifies, in counties with a population of 200,000 or more, a person for nomination for membership on an assessment appeals board unless they have a minimum of 5 years' professional experience in the state in one of various specified professions, including, but not limited to, as an attorney or certified public accountant. This bill would expand the type of professional experience a person may have to be eligible for nomination for membership on an assessment appeals board in the County of Los Angeles to include professional experience in a real estate field, including, but not limited to, business accounting and taxation, land use and urban planning, real estate development or investment analysis, and real estate banking or financing.

This bill contains other related provisions and other existing laws.

AB 1207 [Rivas, Luz D](#) Pathways Through Pandemics Task Force. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 4/20/2021- ASSEMBLY APPR.

Current: Amended: 4/22/2021

Existing law establishes the California Health and Human Services Agency, under the direction of the Secretary of California Health and Human Services, which includes, among other departments, the State Department of Public Health and the State Department of Health Care Services. Existing law establishes various programs for the prevention and control of communicable diseases, including programs that provide for the testing for, notifications of exposure to, and tracking by the state of, communicable diseases. This bill would establish, in the California Health and Human Services Agency, the Pathways Through Pandemics Task Force to study lessons learned from the COVID-19 pandemic and to develop strategies to navigate future pandemics. The bill would require the task force to convene various entities to engage in discussions on the lessons learned from the COVID-19 pandemic, develop and recommend best practices for an equitable response to future pandemics, and determine the impact of state laws on coordinating the response to the COVID-19 pandemic, as specified. The bill would require the task force to report its findings to the Legislature on or before December 1, 2024, and would repeal these provisions as of January 1, 2025.

AB 1220 [Rivas, Luz D](#) Homelessness: California Interagency Council on Homelessness. (Amended: 4/14/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/14/2021

(1)Existing law requires the Governor to establish the Homeless Coordinating and Financing Council and appoint up to 19 members of that coordinating council, including the Secretary of Business, Consumer Services, and Housing, or the secretary's designee, to serve as the chair of the coordinating council. Existing law requires that the coordinating council be under the direction of an executive director, who is under the direction of the Business, Consumer Services, and Housing Agency, and staffed by employees of that agency. This bill would rename the council to the California Interagency Council on Homelessness and remove authorization for the Secretary of Business, Consumer Services, and Housing's designee to serve as chair of the council. The bill would also change the composition of the council, as specified, including by making certain council positions part of an advisory committee to the council. The bill would also provide that the appointed members of the council or committees serve at the pleasure of their appointing authority. The bill would also require that upon request of the council, a state agency or department that administers one or more state homelessness programs, as described, to participate in council workgroups, task forces, or other similar administrative structures and to provide to the council any relevant information regarding those state homelessness programs. The bill would also make conforming changes.

This bill contains other related provisions and other existing laws.

AB 1221 [Flora R](#) Consumer warranties: service contracts: cancellation: disclosures. (Amended: 4/5/2021)

[Leginfo Link](#)

Location: 4/8/2021- ASSEMBLY JUD.

Current: Amended: 4/5/2021

The Song-Beverly Consumer Warranty Act provides consumer warranty protection to buyers of consumer goods, including motor vehicles, home appliances, and home electronic products. The act requires a service contract, as defined, to include certain elements, including a clear description and identification of the covered product. This bill would require a service contract that continues until canceled by the buyer or service contractor to, among other things, disclose to the buyer in a clear and conspicuous manner that the service contract shall continue until canceled by the buyer or service contractor and provide a toll-free number, email address, postal address, and, if one exists, internet website the buyer can use to cancel the service contract. The bill would also define the terms "clear and conspicuous" and "clearly and conspicuously" for purposes of the act.

AB 1227 [Levine D](#) Worker classification: employees and independent contractors: workers in seasonal live theatre. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY L. & E.

Current: Introduced: 2/19/2021

Existing law requires a 3-part test, commonly known as the "ABC" test, to determine if workers are employees or independent contractors for purposes of the Labor Code, the Unemployment Insurance Code,

and the wage orders of the Industrial Welfare Commission. Under the ABC test, a person providing labor or services for remuneration is considered an employee rather than an independent contractor unless the hiring entity demonstrates that the person is free from the control and direction of the hiring entity in connection with the performance of the work, the person performs work that is outside the usual course of the hiring entity's business, and the person is customarily engaged in an independently established trade, occupation, or business of the same nature as that involved in the work performed. Existing law exempts specified occupations and business relationships from the application of these provisions. Existing law instead provides that these occupations and business relationships are governed by the test adopted in *S. G. Borello & Sons, Inc. v. Department of Industrial Relations* (1989) 48 Cal.3d 341 (Borello). Existing law charges the Labor Commissioner with the enforcement of labor laws, including worker classification. This bill would also exempt workers in seasonal live theatre.

AB 1232 [McCarty D](#) Construction documents. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

Existing law requires a contract for construction to contain specified information regarding the names, addresses, and places of business of various parties to the contract. This bill would make a nonsubstantive change to this provision.

AB 1258 [Nguyen R](#) Housing element: regional housing need plan: judicial review. (Amended: 3/22/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/22/2021

Existing law requires each city, county, or city and county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Under existing law, a part of the housing element is an assessment of housing needs, which includes the locality's share of the regional housing need. Under existing law the Department of Housing and Community Development, in consultation with each council of governments, determines each region's existing and projected housing needs. Under existing law, upon making that determination, the council of governments may object to the determination, and the department is required to respond to an objection by making a final written determination. Existing law requires that, based on the determination of the department, a council of governments, or for cities and counties without a council of governments, the department, adopts a final regional housing need plan that allocates a share of the regional housing need to each locality in the region. This bill would subject the department's final written determination of a region's housing needs to judicial review in an action brought by the council of governments. The bill would also subject the final regional housing need plan adopted by the council of governments or the department, as the case may be, to judicial review.

AB 1271 [Ting D](#) Surplus land. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/15/2021- ASSEMBLY H. & C.D.

Current: Amended: 4/19/2021

Existing law requires land to be declared either "surplus land" or "exempt surplus land," as defined and as supported by written findings, before a local agency may take any action to dispose of the land consistent with an agency's policies or procedures. Existing law prescribes requirements for the disposal of surplus land by a

local agency, as defined, and requires, except as provided, the local agency disposing of surplus land to comply with certain notice requirements prior to disposing of the land or participating in negotiations to dispose of the land with a prospective transferee, particularly that the local agency send a notice of availability to specified entities, as provided. Under existing law, if the local agency receives a notice of interest, the local agency is required to engage in good faith negotiations with the entity desiring to purchase or lease the surplus land. Existing law requires the local agency disposing of the land to send a notice of availability to local entities and housing sponsors for the purpose of developing low- and moderate-income housing, as provided, and requires the Department of Housing and Community Development to maintain on its internet website an up-to-date listing of all notices of availability throughout the state. Existing law specifies requirements that must be met for entities desiring to develop land for those purposes, prioritizes the entity that proposes the greatest number of units, and in the event that more than one entity proposes the same number of units that meet the affordable housing requirements, prioritizes the entity that proposes the deepest average level of affordability for the affordable units. This bill would add to the definition of “exempt surplus land” a former military base or other planned residential or mixed-use development of adjacent or nonadjacent parcels of greater than 5 total acres, that are subject to a written plan, where at least one of the owners is a local agency and meets other specified criteria. This bill would provide that the surplus land provisions described above do not preclude a local agency that purchases surplus land from a disposing agency from reconveying the surplus land to a nonprofit or for-profit housing developer for development of low- and moderate-income housing as authorized under other provisions of law. The bill would provide that any local agency disposing of surplus land to a specified entity that intends to use the land for specified purposes, including low- and moderate-income housing purposes, may provide for a payment period of up to 20 years in any contract of sale or sale by trust deed for the land. If the original responding entity agrees to the price, the bill would require another period of not less than 90 days for the parties to agree on the terms of the sale. The bill would require the Department of Housing and Community Development to maintain copies of the notices of availability on its internet website and make them available as a downloadable PDF. The bill would make other technical changes.

This bill contains other related provisions and other existing laws.

AB 1277 [Rubio, Blanca D](#) California Environmental Quality Act: student housing development projects: expedited judicial review. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY NAT. RES.

Current: Amended: 4/19/2021

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 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 a procedure by which a person may seek judicial review of the decision of the lead agency made pursuant to CEQA and a procedure for the preparation and certification of the record of proceedings upon the filing of an action or proceeding challenging a lead agency’s action on the grounds of noncompliance with CEQA. This bill would authorize a public university, as defined, carrying out a project to certify the project as a student housing development project if the project meets certain requirements.

This bill contains other related provisions and other existing laws.

AB 1287 [Bauer-Kahan D](#) Price discrimination: gender. (Amended: 4/21/2021)

[Leginfo Link](#)

Location: 4/20/2021- ASSEMBLY APPR.

Current: Amended: 4/21/2021

Existing law prohibits a business establishment from discriminating against a person because of the person's gender with respect to the price charged for services of similar or like kind. Existing law also requires specified business establishments to disclose in writing the pricing for each standard service, as defined, to display, in a specified manner, a sign stating that it is illegal to base pricing on gender and that a complete price list is available upon request, and to display, in a specified manner, a price list, and to provide the customer with a copy of the complete price list upon request. This bill would prohibit a person, firm, partnership, company, corporation, or business from charging a different price for any 2 goods that are substantially similar, as defined, if those goods are priced differently based on the gender of the individuals for whom the goods are marketed and intended. The bill would authorize the Attorney General to seek an injunction to enjoin and restrain the continuance of those violations, and would authorize the court, in addition to granting the injunction, to impose a civil penalty not to exceed \$250 for a first violation, and a civil penalty not to exceed \$500 for each subsequent violation.

AB 1295 [Muratsuchi D](#) Residential development agreements: very high fire risk areas. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY L. GOV.

Current: Introduced: 2/19/2021

The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive, long-term general plan that includes various elements, including, among others, a housing element and a land use element. Existing law requires the land use element to designate the proposed general distribution and general location and extent of the uses of the land for, among other purposes, housing, business, and industry. Existing law requires county or city zoning ordinances to be consistent with the general plan of the county or city, as specified. Existing law requires the Director of Forestry and Fire Protection to identify areas in the state as very high fire hazard severity zones based on the severity of fire hazard that is expected to prevail in those areas, as specified, and requires each local agency to designate, by ordinance, the very high fire hazard severity zones in its jurisdiction. Existing law additionally requires the director to classify lands within state responsibility areas into fire hazard severity zones. This bill, beginning on or after January 1, 2022, would prohibit the legislative body of a city or county from entering into a residential development agreement for property located in a very high fire risk area. The bill would define "very high fire risk area" for these purposes to mean a very high fire hazard severity zone designated by a local agency or a fire hazard severity zone classified by the director.

This bill contains other related provisions and other existing laws.

AB 1297 [Holden D](#) California Infrastructure and Economic Development Bank: public and economic development facilities: housing. (Amended: 4/14/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/14/2021

The Bergeson-Peace Infrastructure and Economic Development Bank Act authorizes the California Infrastructure and Economic Development Bank, governed by a board of directors, to, among other things, make loans, issue bonds, and provide other financial assistance for various types of projects that qualify as

public development or economic development facilities. The act defines “public development facilities” for these purposes to mean real and personal property, structures, conveyances, equipment, thoroughfares, buildings, and supporting components thereof, excluding any housing, that are directly related to providing, among other things, housing-related infrastructure, as specified. The act defines “economic development facilities” for these purposes to mean real and personal property, structures, buildings, equipment, and supporting components thereof that are used to provide industrial, recreational, research, commercial, utility, goods movement, or service enterprise facilities, community, educational, cultural, or social welfare facilities and any parts or combinations thereof, and all necessary facilities or infrastructure, excluding any housing. This bill would authorize economic development facilities and public development facilities to include housing if the housing meets certain financing requirements and limits, as specified.

This bill contains other existing laws.

AB 1304 [Santiago D](#) Affirmatively further fair housing: housing element: inventory of land. (Amended: 4/5/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/5/2021

(1) Existing law requires a public agency, as defined, to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is materially inconsistent with this obligation. This bill would clarify that a local agency has a mandatory duty to comply with the obligation described above. The bill would specify that this provision is a clarification of existing law and not to be deemed a change in previous law.

This bill contains other related provisions and other existing laws.

AB 1313 [Bigelow R](#) COVID-19: immunity from civil liability. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY JUD.

Current: Introduced: 2/19/2021

Existing law generally provides that everyone is responsible, not only for the result of their willful acts, but also for an injury occasioned to another by that person’s want of ordinary care or skill in the management of their property or person, except as specified. This bill would exempt a business, as defined, from liability for an injury or illness to a person due to coronavirus (COVID-19) based on a claim that the person contracted COVID-19 while at that business, or due to the actions of that business, if the business has substantially complied with all applicable state and local health laws, regulations, and protocols. The bill would define a business to include a sole proprietorship, partnership, corporation, association, or other group, including a nonprofit organization, as specified. The bill would not permit this exception to apply if the injury or illness resulted from a grossly negligent act or omission, willful or wanton misconduct, or unlawful discrimination by the business or an employee of the business. The bill would include related legislative findings.

This bill contains other related provisions.

AB 1322 [Rivas, Robert D](#) Land use: local measures: conflicts. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/15/2021- ASSEMBLY H. & C.D.

Current: Amended: 4/19/2021

Existing law authorizes the legislative body of any county or city to adopt ordinances that do certain things related to land use, including, but not limited to, regulating the use of buildings, structures, and land as between industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes, regulating the size and use of lots, yards, courts, and other open spaces, and the intensity of land use. This bill, among other things, would authorize a governing body, defined as a city council or board of supervisors, to commence proceedings pursuant to specified provisions, to determine whether a local measure, defined as any provision of the charter, general plan, or ordinances of the city, county, or city and county that has been approved by the electorate, is in conflict with any of the specified state laws regarding housing. The bill would provide that the governing body cannot be compelled to undertake those proceedings. The bill would also specify what procedures apply if the governing body elects to determine whether there is a conflict between a local measure and the specified housing provisions, including adopting a resolution declaring that the local measure conflicts with state law, and therefore, the city, county, or city and county does not have a duty to defend or enforce the local measure in whole or in part. The bill would provide the parameters under which an interested party could bring an action or proceeding challenging the resolution, and would provide that in that action or proceeding, neither a governing body nor its officers or employees would be required to defend, enforce, or otherwise assert the validity of the local measure.

This bill contains other related provisions.

AB 1327 [Ting D](#) Aging in place: home modification. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 4/20/2021- ASSEMBLY APPR.

Current: Amended: 3/25/2021

Existing law requires the California Department of Aging, in consultation with the California Commission on Aging, to enter into a contract with an entity to develop information and materials relating to the concept of “aging in place” and the benefits of home modification for seniors. Existing law requires the department to distribute that material to area agencies on aging and other appropriate entities. This bill would require the department to update that information and materials to include information on the benefits of accessory dwelling units as a type of home modification to help Californians age in place, and to prominently post the above-specified distributed material on its internet website.

AB 1329 [Nazarian D](#) Building codes: earthquakes: functional recovery standard. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

Existing law, the California Building Standards Law, provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the California Building Standards Commission for approval and adoption. This bill, in addition to making specified findings and declarations, would require the Building Standards Commission to develop, adopt, and publish building standards that would require new construction of buildings, except for buildings regulated by the Office of Statewide Health Planning and Development or the Division of the State

Architect, to be designed and built to a functional recovery standard, as defined, for earthquake loads. The bill would require the commission to actively consult with interested parties, as specified, in proposing and adopting functional recovery standards.

This bill contains other related provisions and other existing laws.

AB 1358 [Bonta D](#) Demographics: ancestry and ethnic origin. (Amended: 4/15/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/15/2021

Existing law requires any state agency, board, or commission that directly or by contract collects demographic data as to the ancestry or ethnic origin of Californians to use separate collection categories and tabulations for specified Asian groups and Pacific Islander groups, and requires a state agency, board, or commission to include data on specified collection categories and tabulations in every demographic report on ancestry or ethnic origins of California residents that it publishes or releases. Existing law requires specified agencies to use additional separate collection categories and other tabulations for major Asian groups and Native Hawaiian and other Pacific Islander groups. This bill would require those specified agencies to also use additional separate collection categories and other tabulations for specified Hispanic, Latino, or Spanish groups, Caribbean groups, and Black or African American groups.

This bill contains other existing laws.

AB 1360 [Santiago D](#) Project Roomkey. (Amended: 4/21/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/21/2021

Existing law establishes the Homeless Housing, Assistance, and Prevention program for the purpose of providing jurisdictions, as defined, with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. In March 2020, the California Department of Social Services established Project Roomkey to coordinate with local agencies and nonprofits to provide shelter options to homeless persons recovering from, or exposed to, COVID-19. This bill would require each city, county, or city and county to ensure that individuals housed pursuant to Project Roomkey do not return to homelessness. The bill would require each city, county, or city and county to develop a plan to accomplish that result, and would specify the criteria the city, county, or city and county must consider in developing the plan.

This bill contains other related provisions and other existing laws.

AB 1365 [Bonta D](#) Public contracts: clean concrete. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 4/14/2021- ASSEMBLY NAT. RES.

Current: Amended: 3/25/2021

The State Contract Act governs the bidding and award of public works contracts by specific state departments and requires an awarding department, before entering into any contract for a project, to prepare full, complete,

and accurate plans and specifications and estimates of cost. The Buy Clean California Act, requires, among other things, the Department of General Services (department) to establish a maximum acceptable global warming potential for each category of eligible materials, as specified. That law requires an awarding authority, as defined, to require a successful bidder to submit a current Environmental Product Declaration developed in accordance with specified standards, for that type of product. This bill would require the department, on or before January 1, 2024, to establish and publish a maximum acceptable global warming potential for concrete, as specified. The bill would, beginning January 1, 2022, require an awarding authority to require a winning bidder for an eligible project to submit an Environmental Product Declaration developed in accordance with specified standards prior to installation of any concrete products..

This bill contains other related provisions.

AB 1369 [Bonta D](#) Buy Clean California Act: eligible materials: product-specific global warming potential emissions. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 4/14/2021- ASSEMBLY NAT. RES.

Current: Amended: 3/25/2021

Existing law, the Buy Clean California Act, requires the Department of General Services, by January 1, 2021, to establish and publish in the State Contracting Manual, in a department management memorandum, or on the department's internet website, a maximum acceptable global warming potential for each category of eligible materials, set at the industry average of facility-specific global warming potential emissions for that material, expressed as specified. Existing law defines eligible materials for those purposes to mean carbon steel rebar, flat glass, mineral wool board insulation, or structural steel. This bill would define eligible materials to additionally include gypsum board, insulation, carpet and carpet tiles, ceiling tiles, and any other major structural, high-impact architectural, civil, or high-impact materials for which there is either a product category rule or an environmental product declaration. The bill would also require the department, by January 1, 2023, to establish and publish a maximum acceptable global warming potential for each category of eligible materials, set at the industry average of product-specific global warming potential emissions for that material, expressed as specified. Existing law requires the department, by January 1, 2024, and every 3 years thereafter, to review the maximum acceptable global warming potential for each category of eligible materials and authorizes the department to adjust that number downward for any eligible material to reflect industry improvements under specified circumstances. This bill, instead, would require the department, by January 1, 2026, and every 3 years thereafter, to review the maximum acceptable global warming potential for each category of eligible materials, expressed as specified, and would authorize the department to adjust that number downward for any eligible material to reflect industry improvements under specified circumstances.

AB 1370 [Quirk-Silva D](#) Housing element: annual report: housing units. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/18/2021

Existing law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Existing law requires the planning agency of a city or county to provide an annual report that includes specified information by April 1 of each year to specified entities, including the Department of Housing and Community Development. Among other things, existing law requires that this report include the progress in meeting the city's or county's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as specified. This bill would additionally require that

the annual report include the total number of housing units that received a certificate of occupancy in the prior year. The bill would require this information to also specify the total number of housing units constructed that were approved pursuant to a specified streamlined, ministerial approval process and the total number of accessory dwelling units constructed that were approved by the city or county, as specified. By adding to the reporting requirements imposed on cities and counties, the bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that no reimbursement is required by this act for a specified reason.

AB 1372 [Muratsuchi D](#) Right to temporary shelter. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY H. & C.D.

Current: Introduced: 2/19/2021

Existing law authorizes a governing body of a political subdivision, as those terms are defined, to declare a shelter crisis if the governing body makes a specified finding. Upon declaration of a shelter crisis, existing law, among other things, suspends certain state and local laws, regulations, and ordinances, including those prescribing standards of housing, health, or safety, to the extent that strict compliance would prevent, hinder, or delay the mitigation of the effects of the shelter crisis and allows a city, county, or city and county, in lieu of compliance, to adopt by ordinance reasonable local standards and procedures for the design, site development, and operation of homeless shelters and the structures and facilities therein. This bill would require every city, or every county in the case of unincorporated areas, to provide every person who is homeless, as defined, with temporary shelter, mental health treatment, resources for job placement, and job training until the person obtains permanent housing if the person has actively sought temporary shelter in the jurisdiction for at least 3 consecutive days and has been unable to gain entry into all temporary shelters they sought for specified reasons. The bill would require the city or county, as applicable, to provide a rent subsidy, as specified, if it is unable to provide temporary shelter. The bill would authorize a person who is homeless to enforce the bill's provisions by bringing a civil action. The bill would require a court to award specified remedies and penalties upon finding a violation of the bill's provisions, including by requiring the city or county, as applicable, to provide the person who is homeless with temporary shelter, mental health treatment, resources for job placement, and job training until the person obtains permanent housing.

This bill contains other related provisions and other existing laws.

AB 1375 [Bloom D](#) Real property sales: disclosures. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/4/2021- ASSEMBLY JUD.

Current: Introduced: 2/19/2021

Existing law requires a seller of a single-family residence to make specified written disclosures to a prospective buyer. Existing law requires those disclosures to be delivered to the prospective buyer, in the case of a sale, as soon as practicable before transfer of title, or in the case of sale by a real property sales contract or by a lease together with an option to purchase, as soon as practicable before execution of the contract. Existing law, if any disclosure or material amendment of any disclosure is delivered after the execution of an offer to purchase, permits the prospective buyer to terminate the offer within 3 days after delivery of the disclosure or material amendment in person, or 5 days after delivery of the disclosure or material amendment by deposit in the mail or by electronic record. This bill would extend the timeframe for a prospective buyer to terminate an offer to 5 days after the delivery of the disclosure or material amendment in person, or 7 days after the delivery of the disclosure or material amendment by deposit in the mail or by electronic record.

This bill contains other existing laws.

AB 1381 [Gallagher R](#) Limited liability companies: statement of information: Secretary of State: notice. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY B. & F.

Current: Amended: 3/18/2021

Existing law requires every limited liability company and every foreign limited liability company registered to transact intrastate business in this state to deliver to the Secretary of State a statement of information containing specified information. In lieu of filing the statement of information, if there has been no change in the information contained in the last filed statement of information, it may advise the Secretary of State that no changes in the required information have occurred during the applicable filing period. If the required information has changed, as specified, a current statement is required to be filed that will supersede any previously filed statement, as specified. This bill would require the Secretary of State, by January 1, 2023, to create and implement a procedure to transmit a notice to a limited liability company or a foreign limited liability company stating that an updated statement of information has been filed for the limited liability company or for the foreign limited liability company.

AB 1398 [Bloom D](#) Planning and zoning: housing element: rezoning of sites: prohousing local policies. (Amended: 4/6/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/6/2021

(1) Existing law, the Planning and Zoning Law, requires a county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other things, a housing element. Existing law requires the county or city to submit its proposed and adopted housing element and any amendment of its housing element to the Department of Housing and Community Development, and requires the department to determine whether that housing element or amendment substantially complies with specified law, as provided. This bill would require that a local government that fails to adopt a housing element that the Department of Housing and Community Development has found to be in substantial compliance with state law within 120 days of the statutory deadline to complete this rezoning no later than one year from the statutory deadline for the adoption of the housing element. The bill, if a jurisdiction adopts a housing element more than one year after the statutory deadline, would prohibit the department from finding that jurisdiction's housing element is in substantial compliance, as described above, until all required rezoning is complete. The bill would also specify that the above-described requirement for the local government to revise its housing element every 4 years applies until the due date for the 6th revision of the housing element and that adoption of a 6th revision housing element that is found to be in substantial compliance satisfies any obligation to adopt a 4-year housing element.

This bill contains other related provisions and other existing laws.

AB 1401 [Friedman D](#) Residential and commercial development: parking requirements. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/19/2021

The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a land use element and a conservation element. Existing law also permits variances to be granted from the parking requirements of a zoning ordinance for nonresidential development if the variance will be an incentive to the development and the variance will facilitate access to the development by patrons of public transit facilities. This bill would prohibit a local government from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential, commercial, or other development if the development is located on a parcel that is within one-half mile walking distance of public transit, as defined. The bill would not preclude a local government from imposing requirements when a project provides parking voluntarily to require spaces for car share vehicles. The bill would prohibit these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a new multifamily or nonresidential development to provide electric vehicle parking spaces or parking spaces that are accessible to persons with disabilities, as specified.

This bill contains other related provisions and other existing laws.

AB 1409 [Levine D](#) Planning and zoning: general plan: safety element. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY CONSENT CALENDAR

Current: Introduced: 2/19/2021

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 and of any land outside its boundaries that bears a relation to its planning. Existing law requires the general plan to include a safety element that addresses, among other things, evacuation routes related to identified fire and geologic hazards. Existing law, upon the next revision of a local hazard mitigation plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, requires the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. This bill would also require the safety element to be reviewed and updated to identify evacuation locations. By increasing the duties of local planning officials with respect to the update of general plans, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 1410 [Rodriguez D](#) Associations: declared emergency: protected uses. (Amended: 4/5/2021)

[Leginfo Link](#)

Location: 3/11/2021- ASSEMBLY H. & C.D.

Current: Amended: 4/5/2021

Existing law, the Davis-Stirling Common Interest Development Act, regulates common interest developments and associations, as defined. Existing law also regulates governing documents, as defined, and protects certain uses of a homeowner's separate property. That law, among other things, prohibits an association from restricting a homeowner's right to rent or lease a separate interest unless the governing document or amendment that restricts a homeowner's right to rent or lease their separate interest existed prior to the homeowner acquiring title to the separate interest. Existing law also prohibits the governing documents of an

association from establishing unreasonable restrictions on the use of a homeowner's backyard for personal agriculture, as defined. This bill would prohibit the governing documents from restricting a homeowner's right to rent or lease a portion of the homeowner occupied separate interest for 30 days or more, without regard to whether such restriction existed at the time the homeowner acquired title to the separate interest. This bill would also extend the provision protecting a homeowner's right to use their backyard for personal agriculture to include all of the homeowner's separate interest.

This bill contains other related provisions and other existing laws.

AB 1423 [Daly D](#) Housing programs: multifamily housing programs: expenditure of loan proceeds. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Introduced: 2/19/2021

Existing law establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Existing law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to 30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. This bill would authorize a borrower to use any funds approved, reserved, or allocated by the department for purposes of providing a loan under any multifamily housing program under these provisions for construction financing, permanent financing, or a combination of construction financing and permanent financing, as provided. The bill would require the department to deposit funds provided to a borrower that requests the use of funds for construction financing with the first lender at before the closing of the first lender's construction loan, to be disbursed as provided. The bill would specify that these provisions do not limit the eligible uses of funds otherwise authorized under any program administered by the department.

AB 1424 [Nguyen R](#) Sales and use taxes: public hearings. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY REV. & TAX

Current: Amended: 3/18/2021

The Sales and Use Tax Law, administered and enforced by the California Department of Tax and Fee Administration, requires the department to perform annually a systematic identification of areas of recurrent taxpayer noncompliance and to report these findings in its specified annual report to the Governor. Existing law requires the department, in order to prepare the report, to conduct an annual hearing where taxpayers are allowed to present their proposals on changes to the Sales and Use Tax Law. This bill would require the department to ensure participation in the annual hearing may be virtual or remote.

AB 1438 [Kiley R](#) Civil rights. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

Existing law declares that any provision in a written instrument relating to real property that purports to forbid or restrict the conveyance, encumbrance, leasing, or mortgaging of that real property to any person because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status, is void. This bill would make nonsubstantive changes to those provisions.

AB 1439 [Levine D](#) Property insurance discounts. (Amended: 4/6/2021)

[Leginfo Link](#)

Location: 3/11/2021- ASSEMBLY INS.

Current: Amended: 4/6/2021

Existing law generally regulates classes of insurance, including residential and commercial property insurance. The Insurance Rate Reduction and Reform Act of 1988, an initiative measure enacted by Proposition 103, as approved by the voters at the November 8, 1988, statewide general election, prohibits specified insurance rates from being approved or remaining in effect that are excessive, inadequate, unfairly discriminatory, or otherwise in violation of the act. The act requires an insurer that wishes to change a rate to file a complete rate application with the Insurance Commissioner, for which there may be a hearing, as prescribed. Existing law authorizes the provisions of Proposition 103 to be amended by a statute that furthers the purposes of the act and is enacted by the Legislature with a 2/3 vote. This bill would require a residential or commercial property insurance policy issued, amended, or renewed on or after January 1, 2022, to include a discount if a local government of the jurisdiction where the insured property is located funds a local wildfire protection or mitigation program. Because the bill would mandate discounts for specified property insurance policies, thus affecting the commissioner's consideration of a rate, the bill would amend Proposition 103.

AB 1442 [Ting D](#) Accessory dwelling units. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

Existing 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. Existing law, with certain exceptions, prohibits a local agency from using or imposing any additional standards, including, until January 1, 2025, owner-occupant requirements. This bill would make nonsubstantive changes to the latter provisions.

AB 1448 [Kiley R](#) Property subject to taxation. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

Existing law provides that all property in this state that is not exempt under federal or state law is subject to taxation. This bill would make nonsubstantive changes to this provision.

AB 1449 [Wicks D](#) Housing. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

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 State Building Standards Code, the provisions of the State Housing Law, and specified other rules and regulations promulgated pursuant to that law. This bill would make nonsubstantive changes to the provision naming the State Housing Law.

AB 1459 [Patterson R](#) Home hardening and defensible space clearance. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

Existing law requires the Office of Emergency Services and the Department of Forestry and Fire Protection, through a joint powers agreement pursuant to the Joint Exercise of Powers Act, to develop and administer a comprehensive wildfire mitigation program to, among other things, encourage cost-effective structure hardening and retrofitting to create fire-resistant homes, businesses, and public buildings. This bill would state the intent of the Legislature to enact legislation that would provide funding for grants to homeowners in very high fire hazard severity zones for home hardening and defensible space clearance efforts.

AB 1466 [McCarty D](#) Real property: discriminatory restrictions. (Amended: 4/5/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 4/5/2021

Existing law, the California Fair Employment and Housing Act, prohibits discrimination in housing based on 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, and provides that discrimination in housing through a restrictive covenant includes the existence of a restrictive covenant, regardless of whether accompanied by a statement that the covenant is repealed or void. Existing law also provides that a provision in any deed of real property in California that purports to restrict the right of any person to sell, lease, rent, use, or occupy the property to persons having the characteristics specified above by providing for payment of a penalty, forfeiture, reverter, or otherwise, is void, except as specified. Additionally, existing law provides that any deed or other written instrument that relates to title to real property, or any written covenant, condition, or restriction annexed or made a part of, by reference or otherwise, any deed or instrument, that contains any provision that purports to forbid, restrict, or condition the right of any person or persons to sell, buy, lease, rent, use, or occupy the property on account of any of characteristics specified above, is deemed to be revised to omit that provision. This bill would require a county recorder, title insurance company, escrow company, real estate broker, real estate agent, or association that delivers a copy of a declaration, governing document, or deed to a person who holds an ownership interest of record in property to also provide a Restrictive Covenant Modification form with specified procedural information.

This bill contains other related provisions and other existing laws.

AB 1473 [Chen R](#) Business licenses. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

Existing law permits the legislative body of an incorporated city, in the exercise of its police power, to license any kind of business not prohibited by law that is transacted and carried on within its jurisdiction and to fix the rates of the license fee, as specified. This bill would make nonsubstantive changes to those provisions.

AB 1486 Carrillo D California Environmental Quality Act: housing. (Amended: 4/21/2021)

[Leginfo Link](#)

Location: 4/14/2021- ASSEMBLY H. & C.D.

Current: Amended: 4/21/2021

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 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 a procedure by which a person may seek judicial review of a decision of the lead agency made pursuant to CEQA. If an action or proceeding is brought seeking judicial review, CEQA establishes a procedure for the preparation of the record of proceedings upon the filing of an action or proceeding and requires the lead agency to prepare and certify the record of proceedings, but authorizes the plaintiff or petitioner to elect to prepare the record of proceedings. This bill, in an action or proceeding seeking judicial review under CEQA of certain actions taken by a city with a certain population or by a city and county before January 1, 2025, defined as a “housing element update project,” would prohibit a court from enjoining, invalidating, voiding, setting aside, or issuing an order to suspend, invalidate, rescind, void, or set aside the decision for the housing element update project, except to the extent the court finds it necessary to avoid an imminent threat to public health and safety. The bill would require the lead agency to prepare the record of proceedings and would authorize the concurrent preparation of the record of proceedings.

This bill contains other existing laws.

AB 1487 Gabriel D Legal Services Trust Fund Commission: Homelessness Prevention Fund: grants: eviction or displacement. (Amended: 4/8/2021)

[Leginfo Link](#)

Location: 4/12/2021- ASSEMBLY THIRD READING

Current: Amended: 4/8/2021

Existing law prescribes certain rights and limitations for landlords and tenants subject to eviction and certain procedures for civil actions involving evictions. This bill would establish the Homelessness Prevention Fund to be administered by the commission. The bill would require the commission, subject to appropriation to the State Bar by the Legislature, to distribute moneys in the fund in the form of grants, awarded on a competitive basis, to fund prescribed legal services, education, and outreach for tenants relating to eviction or displacement. The bill would require the commission to develop guidelines for the grant process in accordance with specified requirements. The bill would establish eligibility requirements for grant applicants, including that the applicant agrees to provide all of the services funded by the grant without charge to recipients. The bill would require a grantee to report semiannually to the commission on certain activities and services funded by the grant and would prohibit a grantee from using more than 15% of the allocation received from the fund for administrative costs in the first year it receives a grant and 10% in every year thereafter. The bill would

limit the State Bar expenditure of funds for administration to the actual costs of administration of these provisions, up to 5% of the funds provided.

This bill contains other existing laws.

AB 1492 [Bloom D](#) Department of Housing and Community Development: high-opportunity areas and sensitive communities. (Amended: 4/21/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/21/2021

Existing law establishes the Department of Housing and Community Development within the Business, Consumer Services, and Housing Agency and sets forth its powers and duties, including, among other things, responsibility for coordinating federal-state relationships in housing and community development and assisting communities and persons to avail themselves of state housing programs. This bill would require the department to designate areas in this state as high-opportunity areas and sensitive communities, as provided, by January 1, 2023, in accordance with specified requirements. The bill would require the department to update those designations every 5 years, or more frequently at the discretion of the department..

AB 1501 [Santiago D](#) Planning and zoning: housing development: very low and lower income households. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 3/25/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/25/2021

(1)Existing law, 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, and specified land outside boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable and available for residential development. This bill, if specified local governments within the Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura fail to complete this rezoning to accommodate 100% of the need for housing for very low and lower income households allocated pursuant to Section 65584 within one year of the statutory deadline for that rezoning, would require the department to complete that rezoning on behalf of the local government within one year after the local government becomes subject to these provisions. The bill would prohibit any rezoning by the department under these provisions from requiring or causing displacement of residential tenants or the demolition or alteration of any occupied residential property. The bill would require a local government for which the department completes a rezoning under the bill's provisions to amend its housing element and zoning ordinances as necessary to accommodate that rezoning.

This bill contains other related provisions and other existing laws.

AB 1510 [Garcia, Eduardo D](#) Unauthorized workers: Essential Worker and Economic Stability Act of 2021. (Amended: 3/17/2021)

[Leginfo Link](#)

Location: 3/11/2021- ASSEMBLY L. & E.

Current: Amended: 3/17/2021

Existing federal law regulates immigration. Existing state law establishes the Employment Development Department (department), which is administered by the Director of Employment Development who is vested with certain duties relating to, among other things, job creation and unemployment compensation. This bill would require the department to determine the extent of labor shortages in the state's essential critical infrastructure workforce sectors and provide that information to specified federal government entities. The bill would require the department to convene a working group to address the issues relating to a work permit program for unauthorized persons who are essential critical infrastructure workforce employees to work and live in the state, and to serve as liaison to the United States Department of Homeland Security and the United States Department of Justice to ensure that state departments are not taking on responsibilities in matters dealing with immigration policy that are the jurisdiction of the federal government.

This bill contains other related provisions.

AB 1515 [Santiago](#) D Earned Income Tax Credit Outreach and Education and Free Tax Assistance Grant Program. (Amended: 4/26/2021)

[Leginfo Link](#)

Location: 4/19/2021- ASSEMBLY APPR.

Current: Amended: 4/26/2021

The Personal Income Tax Law imposes a tax on the entire taxable income of an individual taxpayer subject to that law, and provides for a specified treatment of the income of nonresidents. The Personal Income Tax Law, beginning on or after January 1, 2015, in modified conformity with federal income tax laws, allows an earned income tax credit against personal income tax and a payment from the Tax Relief and Refund Account for an allowable credit in excess of tax liability, to an eligible individual that is equal to that portion of the earned income tax credit allowed by federal law as determined by the earned income tax credit adjustment factor, as specified. For taxable years beginning on and after January 1, 2020, this tax credit is available to any eligible individuals using an individual taxpayer identification number. This bill would establish the Earned Income Tax Credit Outreach and Education and Free Tax Assistance Grant Program, and upon appropriation by the Legislature, would require the Franchise Tax Board to allocate grants to qualified nonprofit community-based organizations or local government agencies to increase the number of eligible households claiming the state and federal Earned Income Tax Credit, the Golden State Stimulus, and the Young Child Tax Credit, and to increase awareness of ITIN tax status eligibility. The bill would authorize the Franchise Tax Board to administratively partner with the Department of Community Services and Development to administer the program. The bill would establish the Earned Income Tax Credit Outreach and Education and Free Tax Assistance Grant Fund in the State Treasury for these purposes.

This bill contains other existing laws.

AB 1521 [Kamlager](#) D Earthquake protection standards. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

Existing law requires that every building or structure, and every portion thereof, be designed and constructed to resist stresses produced by lateral forces as provided in the State Building Standards Code. Existing law requires city and county building departments to enforce these provisions and prohibits a person from constructing a building subject to these requirements without obtaining a written permit for that purpose from the appropriate enforcement agency. Existing law excludes certain buildings from these requirements, including a building not intended primarily for occupancy by human beings and located entirely outside the limits of a city or city and county. This bill would make nonsubstantive changes to these exclusions.

AB 1522 [Levine D](#) Property insurance. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/11/2021- ASSEMBLY INS.

Current: Introduced: 2/19/2021

Existing law generally regulates classes of insurance, including residential property insurance and commercial insurance. Existing law prohibits an insurer from canceling or refusing to renew a policy of residential property insurance for a property located in a ZIP Code within or adjacent to a fire perimeter for one year after the declaration of a state of emergency if the cancellation or nonrenewal is based solely on the fact that the insured structure is located in an area in which a wildfire has occurred. This bill would additionally prohibit an insurer from canceling or refusing to renew a policy of residential property insurance or commercial insurance based solely on the fact that the insured property is located in a high-risk wildfire area.

AB 1526 [Chen R](#) Property rights. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

Existing law establishes property rights and provides that ownership of a thing is the right of one or more persons to possess and use it to the exclusion of others. This bill would make a nonsubstantive change to those provisions.

AB 1530 [Wicks D](#) Private employment: mass layoffs. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- ASSEMBLY PRINT

Current: Introduced: 2/19/2021

Existing law prohibits an employer from ordering a mass layoff, relocation, or termination at a covered establishment, as defined, unless, 60 days before the order takes effect, the employer gives written notice to affected employees, as specified. Under existing law, an employer who fails to give the necessary notice is liable to employees who were entitled to notice who lost their jobs for back pay and the value of the cost of benefits, as specified. This bill would make nonsubstantive changes in the provisions relating to employer liability described above.

AB 1551 [Santiago D](#) Planning and zoning: housing: adaptive reuse of commercial space. (Amended: 3/11/2021)

[Leginfo Link](#)

Location: 3/11/2021- ASSEMBLY H. & C.D.

Current: Amended: 3/11/2021

Existing law, 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, and specified land outside boundaries, that includes, among other mandatory elements, a housing element. Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected housing need, and requires each council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates

a share of the regional housing need to each city, county, or city and county, as provided. Existing law authorizes the legislative body of any county or city to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, and other purposes, as provided. This bill would prohibit a city that has not met its share of the regional housing need, as provided, from restricting the adaptive reuse of commercial space, as defined, for residential use if that commercial space was constructed no more than 5 years before the date on which the applicant submits an application for a conditional use permit or other discretionary approval for the adaptive reuse of that commercial space. The bill would state the intent of the Legislature to amend its provisions to include certain labor-related requirements with respect to the adaptive reuse of commercial space.

This bill contains other related provisions and other existing laws.

AB 1561 Committee on Labor and Employment Worker classification: employees and independent contractors: licensed manicurists: construction trucking services. (Introduced: 2/25/2021)

[Leginfo Link](#)

Location: 4/8/2021- ASSEMBLY APPR.

Current: Introduced: 2/25/2021

Existing law requires a 3-part test, commonly known as the “ABC” test, to determine if workers are employees or independent contractors for purposes of the Labor Code, the Unemployment Insurance Code, and the wage orders of the Industrial Welfare Commission. Under the ABC test, a person providing labor or services for remuneration is considered an employee rather than an independent contractor unless the hiring entity demonstrates that the person is free from the control and direction of the hiring entity in connection with the performance of the work, the person performs work that is outside the usual course of the hiring entity’s business, and the person is customarily engaged in an independently established trade, occupation, or business. Existing law charges the Labor Commissioner with the enforcement of labor laws, including worker classification. This bill would extend the inoperative date of this exemption for licensed manicurists to January 1, 2025.

This bill contains other related provisions and other existing laws.

AB 1571 Committee on Jobs, Economic Development, and the Economy Administrative Procedure Act: small businesses. (Amended: 4/6/2021)

[Leginfo Link](#)

Location: 4/28/2021- ASSEMBLY APPR.

Current: Amended: 4/6/2021

Existing law, the Administrative Procedure Act, in part, sets forth the requirements for the adoption, publication, review, and implementation of regulations by state agencies, and for review of those regulatory actions by the Office of Administrative Law. Existing law requires a state agency subject to the act, prior to submitting a proposal to adopt, amend, or repeal an administrative regulation, to determine the potential for adverse economic impact on California business enterprises and individuals, as provided, and for the state agency to comply with specified requirements for those regulations. Existing law also requires a state agency subject to the act to prepare, submit as provided, and make available to the public upon request specified information, including an initial statement of reasons for proposing the adoption, amendment, or repeal of a regulation, as specified. This bill would require, in complying with specified requirements related to adverse economic impacts on California business enterprises and as related to the proposed adoption, amendment, or repeal of a regulation that applies to a small business, as defined, located within an area in which the Governor has declared a state of emergency, the regulation to include (1) a postponement in the application of the

regulation on small businesses until the state of emergency is terminated; (2) findings that postponement is not appropriate, that the administrative regulation is necessary to address the state of emergency, as confirmed by the Office of Emergency Services, and that the regulation provides sufficient time to provide reasonable notice to affected small businesses as to the content of the regulation and the time to meet the new requirements; or (3) findings that postponement is not appropriate, that the administrative regulation is necessary to address a serious and immediate health and safety issue, as confirmed by the State Department of Public Health or the Labor and Workforce Development Agency, and that the regulation provides sufficient time to provide reasonable notice to affected small businesses as to the content of the regulation and the time to meet the new requirements. The bill would also require a state agency subject to the act to include, in its initial statement of reasons, specified information relating to proposed regulations applicable to a small business located within an area in which the Governor has declared a state of emergency and that do not have a postponement of the regulation for those small businesses.

This bill contains other related provisions.

AB 1572 Committee on Jobs, Economic Development, and the Economy Personal income taxes: corporation taxes: credits: California New Markets Tax Credit. (Introduced: 3/4/2021)

[Leginfo Link](#)

Location: 4/13/2021- ASSEMBLY REV. & TAX

Current: Introduced: 3/4/2021

Existing federal law allows a New Markets Tax Credit to a taxpayer holding a qualified equity investment in an amount equal to the applicable percentage of the amount paid to the qualified community development entity for investment in low-income communities. The state Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill would allow a California New Markets Tax Credit under the Personal Income Tax Law and the Corporation Tax Law, in modified conformity with the federal New Markets Tax Credit, for taxable years beginning on or after January 1, 2023, and before January 1, 2028, in a specified amount for investments in low-income communities. The bill would limit the total annual amount of credit allowed pursuant to these provisions to \$100,000,000 per calendar year. The bill would impose specified duties on the Governor's Office of Business and Economic Development (GO-Biz) with regard to the application for, and allocation of, the credit. The bill would require GO-Biz to establish and impose reasonable fees upon entities that apply for the allocation of the credit, to be deposited in the California New Markets Tax Credit Account established by the bill within the California Economic Development Fund, and use the revenue, upon annual appropriation by the Legislature, to defray the cost of applying to and administering the credits, as specified. The bill would only authorize the allocation for these credits for those taxable years for which moneys are appropriated to GO-Biz to administer these credits for those taxable years.

This bill contains other related provisions and other existing laws.

AB 1573 Committee on Jobs, Economic Development, and the Economy Small business technical assistance: California Business Retention Program. (Amended: 4/20/2021)

[Leginfo Link](#)

Location: 4/27/2021- ASSEMBLY APPR.

Current: Amended: 4/20/2021

Existing law, until January 1, 2024, establishes the California Small Business Development Technical Assistance Expansion Program of 2018 within the Governor’s Office of Business and Economic Development, also known as GO-Biz, for the purpose of assisting small businesses through free or low-cost one-on-one consulting and low-cost training by entering into grant agreements with one or more federal small business technical assistance centers. This bill, among other things, would add the definition of “small business technical assistance center,” which means federal small business technical assistance centers or local governments, or tax exempt nonprofit community-based organizations with a mission that includes economic or business development that operates entrepreneurial or small business development programs that provide free or low-cost services to underserved businesses and entrepreneurs, thereby expanding the scope of those entities eligible for grants under the program. The bill would provide the funding requirements applicable to an applicant that is not a federally contracted small business technical assistance center.

This bill contains other related provisions.

AB 1582 Committee on Revenue and Taxation Income taxes: withholding: real property sales: Katz-Harris Taxpayers’ Bill of Rights Act: report. (Introduced: 3/10/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE DESK

Current: Introduced: 3/10/2021

(1)Existing law generally requires the transferee of a California real property interest, in specified circumstances, to withhold for income tax purposes 31/3% of the sales price of the property when the property is acquired from either an individual, or a partnership or corporation without a permanent place of business, as specified. Under existing law, a transferee is not required to withhold any amount under these provisions if the transferee, in good faith and based upon the information of which the transferee has knowledge, certifies under penalty of perjury that the California real property being conveyed is either (A) the seller’s or decedent’s principal residence, as specified, or (B) is being exchanged, or will be exchanged, for property of like kind, but only to the extent of the amount of the gain not required to be recognized for California income or franchise tax purposes, as specified. In the case of a real property sale not subject to withholding by reason of a like kind exchange under these provisions, existing law requires the transferee to notify the Franchise Tax Board in writing within 10 days of the expiration of the statutory periods specified in federal law and thereafter remit the applicable withholding amounts determined as provided. This bill, with respect to dispositions of California real property interests that occur on or after January 1, 2022, would provide that the transferee is required to notify the Franchise Tax Board and remit the applicable withholding amount, as described above, only to the extent that an intermediary or accommodator has received amounts from the disposition of California real property and has not disbursed those amounts for the purpose of completing an exchange or exchanges, as specified. The bill would authorize the Franchise Tax Board to prescribe rules, guidelines, procedures, or other guidance to carry out the purposes of these provisions and exempt those rules, guidelines, procedures, or other guidance from the rulemaking provisions of the Administrative Procedure Act.

This bill contains other related provisions and other existing laws.

AB 1584 Committee on Housing and Community Development Housing omnibus. (Amended: 4/7/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY APPR.

Current: Amended: 4/7/2021

(1)The Planning and Zoning Law authorizes a local agency to provide for the creation of accessory dwelling units in single-family and multifamily residential zones by ordinance, and sets forth standards the ordinance is required to impose with respect to certain matters, including, among others, maximum unit size, parking, and height standards. Existing law authorizes a local agency to provide by ordinance for the creation of junior accessory dwelling units, as defined, in single-family residential zones and requires the ordinance to include, among other things, standards for the creation of a junior accessory dwelling unit, required deed restrictions, and occupancy requirements. This bill would make void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in real property that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the above-described minimum standards established for those units, but would permit reasonable restrictions that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit or junior accessory dwelling unit consistent with those aforementioned minimum standards provisions.

This bill contains other related provisions and other existing laws.

ACA 1 [Aguiar-Curry D](#) Local government financing: affordable housing and public infrastructure: voter approval. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY L. GOV.

Current: Introduced: 12/7/2020

(1)The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district 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, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements. The measure would specify that these provisions apply to any city, county, city and county, or special district measure imposing an ad valorem tax to pay the interest and redemption charges on bonded indebtedness for these purposes that is submitted at the same election as this measure.

This bill contains other related provisions and other existing laws.

ACR 33 [Friedman D](#) Wildfire mitigation. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/11/2021- ASSEMBLY NAT. RES.

Current: Introduced: 2/19/2021

This measure would state the Legislature's commitment to improving wildfire outcomes in the State of California by investing in science-based wildfire mitigation strategies that will benefit the health of California forests and communities. The measure would also state that the Legislature calls upon public and private stakeholders to work jointly to identify, discuss, and refine, as necessary, procedures concerning treatment of forested lands for the purpose of, among other things, wildfire risk mitigation.

ACR 39 [Holden D](#) Roxie's Wish: Drowning Prevention Week for Children. (Enrolled: 4/30/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY ENROLLMENT

Current: Enrolled: 4/30/2021

This measure would proclaim every 3rd week of May as “Roxie’s Wish: Drowning Prevention Week for Children” in order to encourage counties, cities, and school districts to support national goals relating to drowning prevention. The measure would also, among other things, support the goals and ideals of National Water Safety Month, support publicly acknowledging, with permission, the names of drowning victims and their families, and encourage counties, cities, and school districts to adopt codes and standards to prevent drowning and engage in and encourage public awareness campaigns.

HR 6 [Cervantes D](#) Relative to Proposition 13 and Homeowners’ Protection Week. (Introduced: 12/9/2020)

[Leginfo Link](#)

Location: 12/9/2020- ASSEMBLY PRINT

Current: Introduced: 12/9/2020

This measure would resolve that the Assembly declares June 1, 2021, to June 7, 2021, inclusive, as Proposition 13 and Homeowners’ Rights Protection Week.

SB 5 [Atkins D](#) Affordable Housing Bond Act of 2022. (Amended: 3/10/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE HOUSING

Current: Amended: 3/10/2021

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time homebuyers. Existing law also 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 2022, which, if adopted, would authorize the issuance of bonds in the amount of \$6,500,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to fund affordable rental housing and homeownership programs. The bill would state the intent of the Legislature to determine the allocation of those funds to specific programs. This bill would provide for submission of the bond act to the voters at the November 8, 2022, statewide general election in accordance with specified law.

SB 6 [Caballero D](#) Local planning: housing: commercial zones. (Amended: 4/12/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE APPR.

Current: Amended: 4/12/2021

The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable and available for residential development. If the inventory of

sites does not identify adequate sites to accommodate the need for groups of all households pursuant to specified law, existing law requires the local government to rezone sites within specified time periods and that this rezoning accommodate 100% of the need for housing for very low and low-income households on sites that will be zoned to permit owner-occupied and rental multifamily residential use by right for specified developments. This bill, the Neighborhood Homes Act, would deem a housing development project, as defined, an allowable use on a neighborhood lot, which is defined as a parcel within an office or retail commercial zone that is not adjacent to an industrial use. The bill would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction. The bill would require the housing development to meet all other local requirements for a neighborhood lot, other than those that prohibit residential use, or allow residential use at a lower density than that required by the bill. The bill would provide that a housing development under these provisions is subject to the local zoning, parking, design, and other ordinances, local code requirements, and procedures applicable to the processing and permitting of a housing development in a zone that allows for the housing with the density required by the act. If more than one zoning designation of the local agency allows for housing with the density required by the act, the bill would require that the zoning standards that apply to the closest parcel that allows residential use at a density that meets the requirements of the act would apply. If the existing zoning designation allows residential use at a density greater than that required by the act, the bill would require that the existing zoning designation for the parcel would apply. The bill would also require that a housing development under these provisions comply with public notice, comment, hearing, or other procedures applicable to a housing development in a zone with the applicable density. The bill would require that the housing development is subject to a recorded deed restriction with an unspecified affordability requirement, as provided. The bill would require that a developer either certify that the development is a public work, as defined, or is not in its entirety a public work, but that all construction workers will be paid prevailing wages, as provided, or certify that a skilled and trained workforce, as defined, will be used to perform all construction work on the development, as provided. The bill would require a local agency to require that a rental of any unit created pursuant to the bill's provisions be for a term longer than 30 days. The bill would authorize a local agency to exempt a neighborhood lot from these provisions in its land use element of the general plan if the local agency concurrently reallocates the lost residential density to other lots so that there is no net loss in residential density in the jurisdiction, as provided. The bill would specify that it does not alter or affect the application of any housing, environmental, or labor law applicable to a housing development authorized by these provisions, including, but not limited to, the California Coastal Act, the California Environmental Quality Act, the Housing Accountability Act, obligations to affirmatively further fair housing, and any state or local affordability laws or tenant protection laws. The bill would require an applicant of a housing development under these provisions to provide notice of a pending application to each commercial tenant of the neighborhood lot. The bill would repeal these provisions on January 1, 2029.

This bill contains other related provisions and other existing laws.

SB 8 Skinner D Housing Crisis Act of 2019. (Amended: 3/18/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE APPR.

Current: Amended: 3/18/2021

Existing law, the Housing Crisis Act of 2019, requires a housing development project be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application is submitted, except as specified. The act defines "housing development project" to mean a use consisting of residential units only, mixed-use developments consisting of residential and nonresidential uses with at least 2/3 of the square footage designated for residential use, and transitional or supportive housing. This bill would clarify, for various purposes of the act, that "housing development project" includes projects that involve no discretionary approvals, projects that involve both discretionary and nondiscretionary approvals, and projects that include a proposal to construct a single dwelling unit. The bill would specify that this clarification is declaratory of existing law.

This bill contains other related provisions and other existing laws.

SB 9 [Atkins D](#) Housing development: approvals. (Amended: 4/27/2021)

[Leginfo Link](#)

Location: 4/22/2021- SENATE APPR.

Current: Amended: 4/27/2021

The Planning and Zoning Law provides for the creation of 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, among other things, would require a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

This bill contains other related provisions and other existing laws.

SB 10 [Wiener D](#) Planning and zoning: housing development: density. (Amended: 4/27/2021)

[Leginfo Link](#)

Location: 4/22/2021- SENATE APPR.

Current: Amended: 4/27/2021

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. Existing law requires an attached housing development to be a permitted use, not subject to a conditional use permit, on any parcel zoned for multifamily housing if at least certain percentages of the units are available at affordable housing costs to very low income, lower income, and moderate-income households for at least 30 years and if the project meets specified conditions relating to location and being subject to a discretionary decision other than a conditional use permit. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing. This bill would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2023, based on specified criteria. The bill would specify that an ordinance adopted under these provisions, and any resolution to amend the jurisdiction's General Plan, ordinance, or other local regulation adopted to be consistent with that ordinance, is not a project for purposes of the California Environmental Quality Act. The bill would impose specified requirements on a zoning ordinance adopted under these provisions, including a requirement that the zoning ordinance clearly demarcate the areas that are subject to the ordinance and that the legislative body make a finding that the ordinance is consistent with the city or county's obligation to affirmatively further fair housing. The bill would prohibit a legislative body that adopts a zoning ordinance pursuant to these provisions from subsequently reducing the density of any parcel subject to the ordinance.

This bill contains other related provisions and other existing laws.

SB 11 [Rubio D](#) The California FAIR Plan Association: basic property insurance: exclusions. (Amended: 4/12/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY DESK

Current: Amended: 4/12/2021

Under existing law, 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. Existing law defines “basic property insurance” for these purposes, and excludes from that definition insurance on automobile or farm risks. Existing law authorizes the governing committee of the association to establish separate classifications of written premiums for the purpose of equitable distribution of basic property insurance, but prohibits those classifications from including premiums from automobile or farm risks. For purposes of the above-described provisions, this bill would exclude from “farm risks” a farm’s equipment or permanent structures, other than a private garage, used primarily for the production of commercial agricultural commodities or livestock.

This bill contains other existing laws.

SB 12 [McGuire D](#) Local government: planning and zoning: wildfires. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 4/29/2021- SENATE APPR.

Current: Introduced: 12/7/2020

(1)The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive, long-term general plan that includes various elements, including, among others, a housing element and a safety element for the protection of the community from unreasonable risks associated with the effects of various geologic and seismic hazards, flooding, and wildland and urban fires. Existing law requires the housing element to be revised according to a specific schedule. Existing law requires the planning agency to review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years to identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element. This bill would require the safety element, upon the next revision of the housing element or the hazard mitigation plan, on or after July 1, 2024, whichever occurs first, to be reviewed and updated as necessary to include a comprehensive retrofit strategy to reduce the risk of property loss and damage during wildfires, as specified, and would require the planning agency to submit the adopted strategy to the Office of Planning and Research for inclusion into the above-described clearinghouse. The bill would also require the planning agency to review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years, to identify new information relating to retrofit updates applicable to the city or county that was not available during the previous revision of the safety element. By increasing the duties of local officials, this bill would create a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 15 [Portantino D](#) Housing development: incentives: rezoning of idle retail sites. (Amended: 3/8/2021)

[Leginfo Link](#)

Location: 4/5/2021- SENATE APPR. SUSPENSE FILE

Current: Amended: 3/8/2021

Existing law establishes, among other housing programs, the Workforce Housing Reward Program, which requires the Department of Housing and Community Development to make local assistance grants to cities, counties, and cities and counties that provide land use approval to housing developments that are affordable to very low and low-income households. This bill, upon appropriation by the Legislature in the annual Budget Act or other statute, would require the department to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of housing, as defined. The bill would define various terms for these purposes. In order to be eligible for a grant, the bill would require a local government, among other things, to apply to the department for an allocation of grant funds and provide documentation that it has met specified requirements, including certain labor-related requirements. The bill would make the allocation of these grants subject to appropriation by the Legislature in the annual Budget Act or other statute.

This bill contains other related provisions.

SB 31 [Cortese D](#) Building decarbonization. (Amended: 4/27/2021)

[Leginfo Link](#)

Location: 4/19/2021- SENATE APPR.

Current: Amended: 4/27/2021

Existing law establishes the State Energy Resources Conservation and Development Commission (Energy Commission) and requires the Energy Commission to implement various energy efficiency programs. Existing law, except as provided, requires the Energy Commission to administer federal funds allocated to, and received by, the state for energy-related projects under certain federal laws. Existing law requires the Energy Commission to develop and implement the Electric Program Investment Charge (EPIC) program to award funds for projects that will benefit electricity ratepayers and lead to technological advancement and breakthroughs to overcome the barriers that prevent the achievement of the state's statutory energy goals and that result in a portfolio of projects that is strategically focused and sufficiently narrow to make advancement on the most significant technological challenges. This bill would require the Energy Commission to identify and implement programs to promote existing and new building decarbonization, as defined. The bill would, to the extent clean energy or energy efficiency funds are made available from the federal government to address economic recovery and development due to the COVID-19 pandemic, authorize the Energy Commission to expend federal moneys, to the extent authorized by federal law, for projects for existing and new building decarbonization. The bill would expressly require the Energy Commission, under the EPIC program, to award funds for projects for the development and deployment of commercial and residential building decarbonization technologies and investments that reduce or eliminate greenhouse gas generation in those buildings, as specified.

This bill contains other related provisions and other existing laws.

SB 49 [Umburg D](#) Income taxes: credits: California Fair Fees Tax Credit. (Amended: 4/29/2021)

[Leginfo Link](#)

Location: 3/22/2021- SENATE GOV. & F.

Current: Amended: 4/29/2021

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2022, and before January 1, 2027, to a taxpayer that meets certain criteria, including that the taxpayer temporarily ceased business operations for at least 30 consecutive days during the taxable year in response to an emergency order, as defined. The amount of credit would vary based on the number of consecutive days the qualified taxpayer has ceased business operations during the taxable year, with a maximum amount of \$6,000 if the qualified taxpayer has temporarily ceased business operations for at least 180 consecutive days, as provided. The bill would designate the credit allowed under its provisions as the California Fair Fees Tax Credit. The bill would require a taxpayer claiming this credit to declare, under penalty of perjury, that it has complied with all applicable emergency orders.

This bill contains other related provisions and other existing laws.

SB 51 Durazo D Surplus residential property. (Amended: 3/8/2021)

[Leginfo Link](#)

Location: 3/22/2021- ASSEMBLY THIRD READING

Current: Amended: 3/8/2021

(1) Existing law prescribes requirements for the disposal of surplus land by a local agency, as defined. Existing law provides that certain dispositions of real property by local agencies are subject to surplus land disposal procedures as they existed on December 31, 2019, without regard to specified amendments that took effect on January 1, 2020, if those dispositions comply with specified requirements. Under existing law, these provisions apply to dispositions by a local agency that, as of September 30, 2019, has entered into an exclusive negotiating agreement or legally binding agreement to dispose of property, provided that the disposition is completed not later than December 31, 2022. This bill, except in the case of specified property, would additionally provide that the surplus land disposal procedures as they existed on December 31, 2019, apply if a local agency, as of September 30, 2019, has issued a competitive request for proposals that seeks development proposals seeking development proposals for the property that includes a residential component of at least 100 residential units and 25% of the total units developed comply with specified affordability criteria, provided that a disposition and development agreement, as defined, is entered into not later than December 31, 2024. If the property is not disposed of pursuant to a qualifying disposition and development agreement before March 31, 2026, or if no disposition and development agreement is entered into before December 31, 2024, the bill would require that future negotiations for and disposition of the property comply with the surplus land disposal procedures then in effect. The bill would extend these dates in the event of a judicial challenge to 6 months following the final conclusion of litigation. This bill would, with respect to surplus residential property that is located within the City of Los Angeles, instead require that if the surplus residential property is not sold to a former owner or present occupant, as described above, the property be offered at fair market value to purchasers who are present tenants who have occupied the property for 5 years or more and who are in good standing with all rent obligations current and paid in full, with first right of occupancy to the present occupants. If the surplus residential property is a historic home, as defined, the bill would then require that the property be offered to the city in which the property is located or a nonprofit private entity dedicated to rehabilitating and maintaining the historic home for public and community access and use, subject to specified terms and conditions. Finally, the bill would require that surplus residential property be offered to a housing-related entity, subject to specified terms and conditions. The bill would require a housing-related entity to cause the property to be used for low- and moderate-income rental housing for a term of at least 55 years, subject to a recorded affordability covenant, as provided, and to provide a first right of occupancy to the present occupants. The bill would authorize the Department of Transportation to designate in regulations, or delegate by agreement to, a public agency to monitor a property's compliance with the bill's terms, conditions, and restrictions, in the case of a historic home, or the recorded covenant, in the case of surplus residential properties sold to a housing-related entity, and authorize the monitoring entity to

charge the property owner a fee to cover the cost of monitoring. The bill would provide zoning specifications for the purpose of increasing opportunity for affordable housing within the 710 state route corridor, that would remain in effect until such time as the City of Los Angeles updates the specified community plan and zoning. The bill would require any net increase of housing units to be used for low- and moderate-income rental housing for a term of at least 55 years, and requires the purchase and operation of the property to be subject to a covenant recorded against the property that requires the property to remain available and affordable for rental by lower income and moderate-income households, as defined, for a term no shorter than 55 years.

This bill contains other related provisions and other existing laws.

SB 60 [Glazer](#) D Residential short-term rental ordinances: health or safety infractions: maximum fines. (Amended: 3/4/2021)

[Leginfo Link](#)

Location: 3/18/2021- ASSEMBLY DESK

Current: Amended: 3/4/2021

Existing law authorizes the legislative body of a city or a county to make, by ordinance, any violation of an ordinance subject to an administrative fine or penalty and limits the maximum fine or penalty amounts for infractions, to \$100 for the first violation, \$200 for a 2nd violation of the same ordinance within one year of the first violation, and \$500 for each additional violation of the same ordinance within one year of the first violation. Existing law also sets specific monetary limits on the fines that may be imposed by city or county authorities for any violation of local building and safety codes that is an infraction, as prescribed. Existing law requires a city or county levying fines pursuant to these provisions to establish a process for granting a hardship waiver in certain cases. This bill would, notwithstanding those provisions and with certain exceptions, raise the maximum fines for violation of an ordinance relating to a residential short-term rental, as defined, that is an infraction and poses a threat to health or safety, to \$1,500 for a first violation, \$3,000 for a 2nd violation of the same ordinance within one year, and \$5,000 for each additional violation of the same ordinance within one year of the first violation. The bill would make these violations subject to the process for granting a hardship waiver.

SB 68 [Becker](#) D Building decarbonization. (Amended: 4/28/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE APPR.

Current: Amended: 4/28/2021

Existing law requires the State Energy Resources Conservation and Development Commission (Energy Commission) to assess the potential for the state to reduce the emissions of greenhouse gases from the state's residential and commercial building stock by at least 40% below 1990 levels by January 1, 2030. This bill would require the Energy Commission to gather or develop, and publish on its internet website, guidance and best practices to help building owners, the construction industry, and local governments overcome barriers to electrification of buildings and installation of electric vehicle charging equipment.

This bill contains other related provisions and other existing laws.

SB 72 [Rubio](#) D Property insurance: wildfire risk information reporting. (Amended: 3/10/2021)

[Leginfo Link](#)

Location: 4/8/2021- SENATE APPR.

Current: Amended: 3/10/2021

Existing law establishes the Department of Insurance, headed by the Insurance Commissioner, which regulates insurers and insurance practices. Existing law requires an admitted insurer with written California premiums totaling \$10,000,000 or more, on or before April 1, 2020, and every 2 years thereafter, as specified, to submit a report to the commissioner with specified fire risk information on its residential property policies, and subjects an admitted insurer that willfully fails to submit a report to a prescribed civil penalty. Existing law requires the commissioner to post to the department's internet website a report on wildfire risk compiled from the collected fire risk information. This bill would require the facility to contract with a provider of risk management and modeling services to conduct a study on how concentration risks affect the FAIR Plan's policies in high fire risk areas, as specified. The bill would require the facility to submit the report to the Department of Insurance, the Natural Resources Agency, and the Legislature on or before December 31, 2022.

This bill contains other existing laws.

SB 74 [Borgeas R](#) Keep California Working Act. (Amended: 3/11/2021)

[Leginfo Link](#)

Location: 1/28/2021- SENATE B., P. & E.D.

Current: Amended: 3/11/2021

Existing law establishes the Office of Small Business Advocate within the Governor's Office of Business and Economic Development for the purpose of advocating for the causes of small business and to provide small businesses with the information they need to survive in the marketplace. This bill, the Keep California Working Act, would establish the Keep California Working Grant Program. The act would require the Small Business Advocate to administer the program and award grants, as specified, to small businesses and nonprofit entities that meet specified criteria, including that the entity has experienced economic hardship resulting from the COVID-19 pandemic. The act would specify that grant money awarded pursuant to the program may be used only for specified purposes, including payroll costs, health care benefits, paid sick, medical, or family leave, and insurance premiums. The act would appropriate \$2.6 billion dollars to the Office of Small Business Advocate for those purposes.

This bill contains other related provisions and other existing laws.

SB 87 [Caballero D](#) California Small Business COVID-19 Relief Grant Program: income tax: gross income: exclusion: small business grants. (Chaptered: 2/23/2021)

[Leginfo Link](#)

Location: 2/23/2021- SENATE CHAPTERED

Current: Chaptered: 2/23/2021

(1) Existing law establishes the Office of Small Business Advocate (CalOSBA) within the Governor's Office of Business and Economic Development, also known as GO-Biz, to advocate for causes of small business and to provide small businesses with the information they need to survive in the marketplace. Existing law prescribes the duties and functions of the Small Business Advocate, who is also the Director of the Office of Small Business Advocate. This bill would establish the California Small Business COVID-19 Relief Grant Program within CalOSBA to assist qualified small businesses affected by COVID-19 through administration of grants. The bill would require CalOSBA to provide grants to qualified small businesses, as defined, in accordance with specified criteria, including geographic distribution based on COVID-19 restrictions, industry sectors most impacted by the pandemic, and underserved small businesses. The bill would repeal these provisions on January 1, 2024.

This bill contains other related provisions and other existing laws.

SB 95 [Skinner D](#) Employment: COVID-19: supplemental paid sick leave. (Chaptered: 3/19/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE CHAPTERED

Current: Chaptered: 3/19/2021

Existing law, the Healthy Workplaces, Healthy Families Act of 2014, entitles an employee who works in California for the same employer for 30 or more days within a year from the commencement of employment to paid sick days. Under existing law, an employee accrues paid sick days at a rate of not less than one hour per every 30 hours worked, subject to certain use, accrual, and yearly carryover limitations. Existing law requires the Labor Commissioner to enforce the act and provides for procedures, including investigation and hearing, and for remedies and penalties. This bill would provide for COVID-19 supplemental paid sick leave for covered employees, as defined, who are unable to work or telework due to certain reasons related to COVID-19, including that the employee has been advised by a health care provider to self-quarantine due to concerns related to COVID-19. The bill would entitle a covered employee to 80 hours of COVID-19 supplemental paid sick leave if that employee either works full time or was scheduled to work, on average, at least 40 hours per week for the employer in the 2 weeks preceding the date the covered employee took COVID-19 supplemental paid sick leave. The bill would provide a different calculation for supplemental paid sick leave for a covered employee who is a firefighter subject to certain work schedule requirements and for a covered employee working fewer or variable hours, as specified. The bill would provide that the total number of hours of COVID-19 supplemental paid sick leave to which a covered employee is entitled to under these provisions is in addition to any paid sick leave available under the act, as specified.

This bill contains other related provisions and other existing laws.

SB 209 [Dahle R](#) State of emergency: termination after 45 days: extension by the Legislature. (Amended: 3/4/2021)

[Leginfo Link](#)

Location: 2/10/2021- SENATE G.O.

Current: Amended: 3/4/2021

Existing law, the California Emergency Services Act, authorizes the Governor to proclaim a state of emergency when specified conditions of disaster or extreme peril to the safety of persons and property exist, and authorizes the Governor to exercise certain powers in response to that emergency, including, but not limited to, suspending specified statutes, ordinances, orders, regulations, or rules. Existing law requires all of the powers granted the Governor by the California Emergency Services Act with respect to a state of emergency to terminate when the state of emergency has been terminated by proclamation of the Governor or by concurrent resolution of the Legislature declaring it at an end. This bill would require a state of emergency to terminate 45 days after the Governor's proclamation of the state of emergency unless the Legislature extends it by a concurrent resolution.

SB 216 [Dodd D](#) Contractors: workers' compensation insurance: mandatory coverage. (Amended: 3/15/2021)

[Leginfo Link](#)

Location: 3/22/2021- SENATE APPR. SUSPENSE FILE

Current: Amended: 3/15/2021

Existing law, the Contractors State License Law, provides for the licensure and regulation of contractors by the Contractors State License Board within the Department of Consumer Affairs. Existing law requires every licensed contractor, or applicant for licensure, to have on file at all times with the board a current and valid Certificate of Workers' Compensation Insurance or Certification of Self-Insurance, or to file a certificate of exemption certifying that they have no employees and are not required to obtain or maintain workers' compensation insurance. Under existing law, the failure to file a proper certification constitutes cause for disciplinary action, and the failure of a qualifier for a license, as defined, to ensure compliance with these provisions, as specified, is a crime. Existing law requires a roofing contractor holding a C-39 license to obtain and maintain workers' compensation insurance even if that contractor has no employees. This bill, until January 1, 2025, would require concrete contractors holding a C-8 license, warm-air heating, ventilation and air-conditioning (HVAC) contractors holding a C-20 license, or tree service contractors holding a D-49 license to also obtain and maintain workers' compensation insurance even if that contractor has no employees. The bill, as of January 1, 2025, would require all licensed contractors or applicants for licensure to obtain and maintain workers' compensation insurance even if that contractor has no employees and would also prohibit the filing of a certificate of exemption.

This bill contains other related provisions.

SB 263 [Rubio D](#) Real estate licensees: continuing education: implicit bias training. (Introduced: 1/27/2021)

[Leginfo Link](#)

Location: 4/26/2021- ASSEMBLY DESK

Current: Introduced: 1/27/2021

Existing law, the Real Estate Law, establishes the Department of Real Estate, with the Real Estate Commissioner as its chief officer, and sets forth the powers and duties of the commissioner relating to the licensure and regulation of real estate brokers and salespersons. Existing law requires a licensee to successfully complete 45 hours of continuing education as a prerequisite to initial license renewal, including, among other things, a three-hour course in fair housing. For subsequent renewals, the law requires a licensee to complete 45 hours of continuing education, including an eight-hour update survey course. This bill would require the fair housing course to include an interactive participatory component, as specified. The bill would also require a licensee, as part of the licensee's 45 hours of continuing education, to successfully complete a 2-hour course in implicit bias training, as specified. The bill would increase the hours required for the update survey course to nine hours.

SB 265 [Borgeas R](#) Taxation: federal conformity: grant allocations. (Amended: 3/4/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE GOV. & F.

Current: Amended: 3/4/2021

The Personal Income Tax Law and the Corporation Tax Law, in conformity with federal income tax law, generally define "gross income" as income from whatever source derived, except as specifically excluded, and provide various exclusions from gross income. Existing law, in conformity with the federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act), and its subsequent amendments in the Paycheck Protection Program and Health Care Enhancement Act and the Paycheck Protection Program Flexibility Act of 2020, among other things, excludes any amounts of covered loans forgiven under the CARES Act from gross income for purposes of the Personal Income Tax Law and the Corporation Tax Law. Existing law reduces the

amount of any credit or deduction otherwise allowed under the Personal Income Tax and the Corporation Tax Law for any amount paid or incurred by the taxpayer upon which this exclusion is based by the amount of the exclusion allowed. Existing law requires any bill authorizing a new tax expenditure to contain, among other things, specific goals, purposes, and objectives the tax expenditure will achieve, detailed performance indicators, and data collection requirements. Existing federal law, the Consolidated Appropriations Act, 2021, prohibits reductions in tax deductions, denials of basis adjustments, and reductions in tax attributes for federal income tax purposes based on the exclusion from gross income provided in the federal CARES Act and its subsequent amendments. This bill would exclude, for taxable years beginning on or after January 1, 2019, from gross income any advance grant amount, as defined, issued pursuant to specified provisions of the CARES Act or the Consolidated Appropriations Act, 2021, and covered loan amounts forgiven pursuant to the Consolidated Appropriations Act, 2021. This bill would adopt specified provisions of the Consolidated Appropriations Act, 2021, prohibiting any reduction in tax deductions, denials of basis adjustments, and reductions in tax attributes based on the exclusion from gross income provided for any loan amount forgiven in modified conformity with the federal CARES Act and its subsequent amendments. This bill, for taxable years beginning on or after January 1, 2020, would additionally exclude from gross income grant allocations to small businesses that provide economic relief caused by COVID-19, such as the California Small Business COVID-19 Relief Grants Program. This bill would provide findings to comply with the additional information requirement for any bill authorizing a new tax expenditure. This bill would also make findings and declarations related to a gift of public funds. This bill would declare that it is to take effect immediately as an urgency statute.

SB 267 [Hertzberg D](#) Property taxation: active solar energy systems: partnership flip transactions. (Introduced: 1/28/2021)

[Leginfo Link](#)

Location: 4/8/2021- ASSEMBLY DESK

Current: Introduced: 1/28/2021

The California Constitution generally limits the maximum rate of ad valorem tax on real property to 1% of the full cash value of the property and defines “full cash value” for these purposes as the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. Pursuant to constitutional authorization, existing property tax law excludes from the definition of “newly constructed” for these purposes the construction or addition of any active solar energy system, as defined, through the 2023–24 fiscal year. Under existing property tax law, this exclusion remains in effect only until there is a subsequent change in ownership, but an active solar energy system that qualifies for the exclusion before January 1, 2025, will continue to receive the exclusion until there is a subsequent change in ownership. This bill would provide that for a legal entity that owns an active solar energy system pursuant to a partnership flip transaction, as defined, neither an initial transfer of a capital and profits interest in the legal entity, nor any subsequent change in the allocation of the capital and profits of the legal entity among the members, shall be deemed to constitute a transfer of control of, or of a majority interest in, the legal entity. The bill would make related findings and declarations. By adding to the duties of county assessors in applying this exclusion, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 274 [Wieckowski D](#) Local government meetings: agenda and documents. (Amended: 4/5/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY DESK

Current: Amended: 4/5/2021

Existing law, the Ralph M. Brown Act, requires meetings of the legislative body of a local agency to be open and public and also requires regular and special meetings of the legislative body to be held within the boundaries of the territory over which the local agency exercises jurisdiction, with specified exceptions. Existing law authorizes a person to request that a copy of an agenda, or a copy of all the documents constituting the agenda packet, of any meeting of a legislative body be mailed to that person. This bill would require a local agency with an internet website, or its designee, to email a copy of, or website link to, the agenda or a copy of all the documents constituting the agenda packet if the person requests that the items be delivered by email. If a local agency determines it to be technologically infeasible to send a copy of the documents or a link to a website that contains the documents by email or by other electronic means, the bill would require the legislative body or its designee to send by mail a copy of the agenda or a website link to the agenda and to mail a copy of all other documents constituting the agenda packet, as specified. By requiring local agencies to comply with these provisions, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 304 Archuleta D Contractors: exemptions. (Amended: 4/5/2021)

[Leginfo Link](#)

Location: 3/22/2021- SENATE APPR.

Current: Amended: 4/5/2021

Existing law, the Contractors State License Law, provides for the licensure, regulation, and discipline of contractors by the Contractors State License Board. Existing law exempts from this licensing requirement certain minor work projects when the aggregate contract price does not exceed \$500, except when the person performing the work advertises to the public that they are a licensed contractor. Existing law defines a home improvement contract as an agreement, as specified, for the performance of home improvement, as defined, that exceeds \$500 in aggregate price, and requires a home improvement contract for the sale, installation, and servicing of a fire alarm in conjunction with an alarm system, except when all costs attributable to making the fire alarm system operable do not exceed \$500. Existing law exempts certain service and repair contracts, as defined, from certain home repair contract requirements, and sets forth the requirements for service and repair contract, including that the contract amount totals \$750 or less. This bill would increase the maximum aggregate contract price eligible for the minor work exemption to \$1,000, and would prohibit a person from using the exemption if they employ any workers to perform services for which a license is required. This bill would require a home improvement contract to exceed \$1,000, and would increase eligibility for the home improvement contract exemption for fire alarm systems costing up to \$1,000. The bill would authorize the contract amount of a service and repair contract to total \$1,500 or less. The bill would also make other conforming or nonsubstantive changes.

SB 313 Durazo D California Competes tax credit: refunds. (Introduced: 2/4/2021)

[Leginfo Link](#)

Location: 2/17/2021- SENATE GOV. & F.

Current: Introduced: 2/4/2021

The Personal Income Tax Law and the Corporation Tax Law allow a credit (CalCompetes tax credit) against the taxes imposed under those laws, for each taxable year beginning on and after January 1, 2014, and before January 1, 2030, in an amount as provided in a written agreement between the Governor's Office of Business and Economic Development and the taxpayer, approved by the California Competes Tax Credit Committee, and based on specified factors, including the number of jobs the taxpayer will create or retain in the state and the amount of investment in the state by the taxpayer. Existing law establishes the continuously appropriated Tax Relief and Refund Account and provides that specified payments required to be made to taxpayers, including refunds, are to be paid from that account. This bill, for taxable years beginning on or after January 1, 2022, would allow a qualified taxpayer, to the extent a CalCompetes tax credit amount exceeds a qualified

taxpayer's tax liability for the taxable year, as specified, to elect to be paid a refund from the Tax Relief and Refund Account, not to exceed the amount of total taxes imposed by the state and paid by the qualified taxpayer during the taxable year. The bill would define a "qualified taxpayer" as a taxpayer that has created at least 5,000 prevailing wage, full-time or full-time equivalent jobs in the state each year for a period of 10 years. The bill would require a qualified taxpayer that receives a refund to reinvest the refund into immobile capital equipment that supports infrastructure improvements, expansion, or developments for media production facilities in the state, as provided.

This bill contains other existing laws.

SB 330 [Durazo D](#) California Community Colleges: affordable housing. (Amended: 3/17/2021)

[Leginfo Link](#)

Location: 4/5/2021- SENATE APPR. SUSPENSE FILE

Current: Amended: 3/17/2021

Existing law establishes the California Community Colleges, under the administration of the Board of Governors of the California Community Colleges, as one of the segments of public postsecondary education in this state. Existing law establishes community college districts throughout the state, and authorizes them to provide instruction at the campuses they operate. This bill would authorize the community college district to agree to a rental fee or other charge for that use if the constructed building or buildings are developed and operated as affordable housing for students or employees, as defined, of the community college district, or for both those students and employees. The bill would deem the construction, alteration, demolition, installation, repair, and maintenance work performed to carry out a lease or agreement entered into or renewed after January 1, 2022, pursuant to the above provisions to be public works. The bill would require a lease or agreement entered into or renewed after January 1, 2022, pursuant to the above provisions and parties to those leases and agreements to comply with certain labor-related requirements, including, among others, the use of a skilled and trained workforce, as defined, for the completion of construction work, and would make violations of certain of those requirements subject to civil penalties to be assessed by the Labor Commissioner and paid into the State Public Works Enforcement Fund, as provided.

This bill contains other related provisions and other existing laws.

SB 332 [Dodd D](#) Civil liability: prescribed burning operations: gross negligence. (Introduced: 2/8/2021)

[Leginfo Link](#)

Location: 2/17/2021- SENATE JUD.

Current: Introduced: 2/8/2021

Existing law authorizes the Director of Forestry and Fire Protection to enter into an agreement, including a grant agreement, for prescribed burning or other hazardous fuel reduction efforts with any person for specified purposes. Existing law requires the agreement to designate an officer of the Department of Forestry and Fire Protection or a certified burn boss as the burn boss with final authority regarding the prescribed burning operation and to specify the duties of, and the precautions taken by, the person contracting with the department and any personnel furnished by that person. Existing law requires the State Fire Marshal, with the involvement of the Statewide Training and Education Advisory Committee, to develop a curriculum for a certification program for burn bosses. This bill would provide that a certified burn boss and a private landowner upon whose property a certified burn boss performs, supervises, or oversees a prescribed burn are not liable for damage or injury to property or persons that is caused by a prescribed burn authorized by law unless the prescribed burn was conducted in a grossly negligent manner.

SB 336 [Ochoa Bogh R](#) Public health: COVID-19. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/28/2021- SENATE APPR.

Current: Amended: 4/19/2021

Existing law authorizes the State Department of Public Health to take measures, such as ordering isolation, quarantine, and disinfection of persons and places, to study and prevent the spread of a communicable disease. Existing law requires a local health officer to take similar measures in the territory under their jurisdiction to prevent the spread of disease. Under existing law, these measures can be issued to be effective immediately and have the force and effect of law. This bill would require that before the State Department of Public Health or a local health official takes measures to prevent the spread of COVID-19, as defined, or takes measures to reopen the state, they publish the measures on their internet website. The bill would provide impacted industries and counties 3 days from when the department or local health officials publish those measures to implement any sector changes or closures unless there is an immediate danger or an imminent threat to the public requiring immediate action. The bill would also require the department or local health officials to create an opportunity for organizations, communities, nonprofits, and individuals to sign up for an email distribution list relative to changes in related public health orders. By imposing these duties on local officials, the bill would create a state-mandated local program. The bill would remain in effect while a measure taken by either the department or a local health officer related to COVID-19 is in effect, and as of that date is repealed.

This bill contains other related provisions and other existing laws.

SB 344 [Hertzberg D](#) Homeless shelters grants: pets and veterinary services. (Amended: 3/22/2021)

[Leginfo Link](#)

Location: 4/5/2021- SENATE APPR. SUSPENSE FILE

Current: Amended: 3/22/2021

Existing law establishes the California Emergency Solutions and Housing Program, under the administration of the Department of Housing and Community Development and requires the department to, among other things, provide rental assistance and housing relocation and stabilization services to ensure housing affordability to people who are experiencing homelessness or who are at risk of homelessness. This bill would require the department to develop and administer a program to award grants to qualified homeless shelters, as described, for the provision of shelter, food, and basic veterinary services for pets owned by people experiencing homelessness. The bill would authorize the department to use up to 5% of the funds appropriated in the annual Budget Act for those purposes for its costs in administering the program.

SB 345 [Becker D](#) Energy programs and projects: nonenergy benefits. (Amended: 3/23/2021)

[Leginfo Link](#)

Location: 4/5/2021- SENATE APPR. SUSPENSE FILE

Current: Amended: 3/23/2021

Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including electrical corporations and gas corporations. Pursuant to existing law, the commission supervises various energy efficiency, renewable energy resource, self-generation, distributed generation, and demand response programs. This bill would require the commission to (1) begin the process, by January 1, 2023, to establish

common definitions of nonenergy benefits and attempt to determine consistent values and methodologies for use in assigning priority access to authorized funds by distributed energy resource programs, (2) prioritize the use of authorized funding to support distributed energy resource programs and projects that provide the greatest nonenergy benefits, particularly for disadvantaged communities, and (3) track the demonstrated nonenergy benefits resulting from distributed energy resource programs during program evaluations and make this data available publicly on the commission's internet website. The bill would prohibit the calculation of nonenergy benefits from being used in a manner that results in incremental cost shifting to nonparticipating customers or from being used to determine the cost effectiveness of distribution deferral projects or to estimate the value of avoided costs for use in evaluating distributed energy resource programs.

SB 347 [Caballero D](#) Urban forestry: California Community and Neighborhood Tree Voluntary Tax Contribution Fund. (Amended: 3/17/2021)

[Leginfo Link](#)

Location: 4/22/2021- ASSEMBLY DESK

Current: Amended: 3/17/2021

The California Urban Forestry Act of 1978 requires the Department of Forestry and Fire Protection to implement a program in urban forestry to encourage better tree management and planting in urban areas. Under the act, the department has established a grant program to provide grants for, among other projects, projects for urban forest management activities. This bill would allow a taxpayer to designate an amount in excess of personal income tax liability to be transferred into the California Community and Neighborhood Tree Voluntary Tax Contribution Fund, which the bill would create. The bill would require the Franchise Tax Board to revise the tax return to include a space for this fund for taxable years beginning on or after January 1, 2021, and until January 1, 2028, unless the fund fails to meet an annual minimum contribution amount of \$250,000, in which case these provisions would be repealed on December 1 of that year. The bill would require moneys transferred to the California Community and Neighborhood Tree Voluntary Tax Contribution Fund to be continuously appropriated and allocated to the Department of Forestry and Fire Protection to the grant program for urban forest management activities under the California Urban Forestry Act of 1978 and to the Franchise Tax Board and the Controller for related administrative costs, as provided. By continuously appropriating these funds, the bill would make an appropriation.

This bill contains other existing laws.

SB 381 [Portantino D](#) Surplus residential property: priorities and procedures: City of South Pasadena. (Amended: 3/9/2021)

[Leginfo Link](#)

Location: 4/27/2021- SENATE APPR.

Current: Amended: 3/9/2021

(1)Existing law establishes priorities and procedures that any state agency disposing of surplus residential property is required to follow. Under existing law, specified single-family residences must first be offered to their former owners or present occupants, as specified. Existing law then requires the property to be offered to housing-related entities, as provided, prior to placing the property up for sale for fair market value, subject to specified priorities. This bill would, with respect to surplus residential properties located within the State Route 710 corridor in the City of South Pasadena, require surplus single-family residential properties to be offered to the City of South Pasadena after the properties are offered to present occupants pursuant to the provisions described above and the present occupants either decline to purchase or do not qualify and close on the property within 180 days of the effective date of the bill's provisions. The bill would also require all other occupied, unoccupied, and unimproved surplus residential properties in the State Route 710 corridor area of the City of South Pasadena to first be offered to the city. The bill would set forth procedures that apply to

properties under the bill's provisions, including that each property be subject to a recorded covenant requiring the property remain available and affordable for ownership or rental by persons and families of low or moderate income and that the city close on all properties purchased pursuant to a single closing transaction. The bill would require all proceeds from the city's sale of any property purchased pursuant to the bill's provisions to be reinvested into low- or moderate income housing within its jurisdiction. The bill would require, following an offer of these properties to the City of South Pasadena, the properties to then be offered in accordance with the priorities and procedures in existing law relating to the sale of the property to a private housing-related entity or housing-related public entity and sale for fair market value.

This bill contains other existing laws.

SB 407 [Archuleta D](#) Professional Land Surveyors' Act. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 4/19/2021- SENATE INACTIVE FILE

Current: Introduced: 2/12/2021

Existing law establishes the Board for Professional Engineers, Land Surveyors, and Geologists within the Department of Consumer Affairs. Existing law, the Professional Land Surveyors' Act, vests the board with the power to administer its provisions relating to the licensure and regulation of land surveyors. Existing law defines "land surveying" for purposes of the act to include, among other things, determining the configuration or contour of the earth's surface, or the position of fixed objects above, on, or below the surface of the earth by applying the principles of mathematics or photogrammetry. Existing law makes it a misdemeanor to practice land surveying without legal authorization. This bill would expand the definition of land surveying to include applying the principles of radar, sonar, or electromagnetic waves to make the above-described determinations. By expanding the scope of practices subject to the Professional Land Surveyors' Act, a violation of which is a crime, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 414 [Jones R](#) Land. (Amended: 4/27/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE THIRD READING

Current: Amended: 4/27/2021

(1)Existing law, the Professional Land Surveyors' Act, provides for the licensure and regulation of land surveyors by the Board for Professional Engineers, Land Surveyors, and Geologists, and makes it unlawful to practice land surveying without a license, except as specified. Existing law includes within the practice of land surveying cadastral surveying. This bill would define cadastral surveying for purposes of the act.

This bill contains other related provisions and other existing laws.

SB 420 [Umberg D](#) Unemployment insurance: Unemployment Insurance Integrity Enforcement Act. (Amended: 3/9/2021)

[Leginfo Link](#)

Location: 4/27/2021- SENATE APPR.

Current: Amended: 3/9/2021

Existing law establishes the Employment Development Department (department) within the Labor and Workforce Development Agency and sets forth its powers and duties, including administration of the unemployment and disability insurance programs for California. Existing law requires the department to pay unemployment compensation benefits from the Unemployment Fund to unemployed individuals meeting specified requirements. Existing law requires the department to maintain a field investigating staff, whose function includes investigation of violations of the unemployment and disability insurance programs. This bill would establish the Unemployment Insurance Integrity Enforcement Program within the Department of Justice, administered by the Attorney General. The bill would require the Attorney General to establish a task force consisting of the State Auditor and 5 members appointed by the Attorney General. The bill would require the task force to coordinate with local district attorneys and, when available and necessary, with the United States Attorney's Office to pursue available methods to recover improper benefit payments made from the department. The bill would require the task force, prior to pursuing any civil or criminal action, to prepare a cost-benefit analysis, as specified. The bill would make an appropriation by, to the extent allowed by law, continuously appropriating funds recovered pursuant to the program to the Department of Justice to pay for the costs of administering the program, with any excess to be deposited into the Unemployment Fund.

This bill contains other existing laws.

SB 430 [Borgeas R](#) Small businesses: reduction or waiver of civil penalties for violation of regulations or statutes. (Introduced: 2/12/2021)

[Leginfo Link](#)

Location: 4/20/2021- SENATE APPR. SUSPENSE FILE

Current: Introduced: 2/12/2021

Existing law establishes the Office of Small Business Advocate, within the Governor's Office of Business and Economic Development, and establishes the duties and functions of the Director of the Office of Small Business Advocate including, among other duties, representing the views and interests of small businesses before other state agencies whose policies and activities may affect small businesses. Existing law requires each state agency that significantly regulates small business or that significantly impacts small business to designate at least one person who is required to serve as a small business liaison. This bill would require a state agency to establish a policy, by January 1, 2023, that provides for the reduction or waiver of civil penalties for a violation of a regulatory or statutory requirement by a small business if the violation did not involve willful or criminal conduct and did not pose a serious health, safety, or environmental threat. The bill would require the policy to include various factors the state agency would be required to consider when making a determination as to whether to reduce or waive the civil penalty. The bill would authorize the state agency to update the policy to reflect current issues and conditions affecting small businesses and the state agency.

This bill contains other related provisions.

SB 440 [Dodd D](#) Earthquake and wildfire loss mitigation. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 2/25/2021- SENATE INS.

Current: Introduced: 2/16/2021

(1) Existing law establishes the Wildfire Fund to pay eligible claims arising from a covered wildfire. Existing law specifies the funding sources for the Wildfire Fund, which include contributions from electrical corporations and revenues generated from a specified charge imposed on the ratepayers of an electrical corporation. Existing law creates the California Catastrophe Response Council to oversee the Wildfire Fund Administrator and the California Earthquake Authority (CEA) with regard to any administrative or support services the CEA may provide to the Wildfire Fund. Existing law requires the Wildfire Fund Administrator to

carry out the duties related to the operation, management, and administration of the Wildfire Fund, as approved by the council. Under existing law, a violation of the Public Utilities Act or any order, decision, rule, direction, demand, or requirement of the commission is a crime. This bill would require the Wildfire Fund Administrator, the Office of Emergency Services, and the Office of Energy Infrastructure Safety to create the California Wildfire Residential Loss Mitigation Program as a joint powers authority. The bill would require that program to provide mitigation against wildfire risk, including a grant program to assist qualifying owners to retrofit their structures to protect against wildfire or to create a defensible space around their structures. The bill would establish the Wildfire Loss Mitigation Fund as a continuously appropriated subaccount in the Wildfire Fund to fund the program. Because the bill would create a continuously appropriated fund, the bill would make an appropriation. The bill would require the council to annually set aside 5% or \$10,000,000, whichever is less, of the Wildfire Fund's investment income for deposit in the Wildfire Loss Mitigation Fund. Because certain of these provisions would be codified in the Public Utilities Act and would require action by the commission, a violation of which would be a crime, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 448 [Melendez R](#) California Emergency Services Act: emergency powers: limitation. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 2/25/2021- SENATE G.O.

Current: Introduced: 2/16/2021

Existing law, the California Emergency Services Act (CESA), among other things, authorizes the Governor to proclaim a state of emergency in an area affected or likely to be affected thereby if (1) the Governor finds that certain conditions exist and (2) the Governor either is requested to do so by specified local officials or finds that local authority is inadequate to cope with the emergency. Upon the proclamation of a state of emergency, the CESA authorizes the Governor to exercise various, specified powers, including the power to promulgate, issue, and enforce orders and regulations that the Governor deems necessary. The CESA also authorizes the governing body of any city, county, or city and county, or an official designated by ordinance adopted by that governing body, to proclaim a local emergency, as provided. During a local emergency, the CESA authorizes the governing body of a political subdivision, or officials designated by the governing body, to promulgate orders and regulations necessary to provide for the protection of life and property, including orders or regulations imposing a curfew within designated boundaries where necessary to preserve the public order and safety. This bill would enact the Emergency Power Limitation Act. The bill would require an emergency order, as defined, to be narrowly tailored to serve a compelling public health or safety purpose and limited in duration, applicability, and scope. The bill would authorize any person to bring an action to invalidate or enjoin enforcement of an emergency order that is allegedly unlawful. The bill would prohibit a state agency from issuing an emergency order that infringes on an express constitutional right, as defined, in a nontrivial manner, and would require that an emergency order issued by the Governor that infringes on an express constitutional right expire within specified time periods.

This bill contains other related provisions.

SB 461 [Cortese D](#) Unfair Competition Law: enforcement. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 4/5/2021- SENATE APPR. SUSPENSE FILE

Current: Introduced: 2/16/2021

The Unfair Competition Law (UCL) makes various practices unlawful and provides that a person who engages, has engaged, or proposes to engage in unfair competition is liable for a civil penalty, as specified.

For actions for relief prosecuted under the UCL, existing law authorizes those actions to be brought by certain public attorneys, including the Attorney General, a city attorney of a city having a population in excess of 750,000, and a county counsel authorized by agreement with the district attorney in actions involving violation of a county ordinance. This bill would additionally authorize an action under the UCL to be brought by a county counsel of a county within which a city has a population in excess of 750,000 people.

SB 468 [Dodd D](#) State of emergency: local emergency: electromagnetic pulse attack. (Introduced: 2/16/2021)

[Leginfo Link](#)

Location: 4/20/2021- SENATE APPR.

Current: Introduced: 2/16/2021

Existing law, the California Emergency Services Act, authorizes the Governor to declare a state of emergency, and local officials and local governments to declare a local emergency, when specified conditions of disaster or extreme peril to the safety of persons and property exist, and authorizes the Governor or the appropriate local government to exercise certain powers in response to that emergency. Existing law defines the term “state of emergency” and “local emergency” to mean a duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by, among other things, fire, storm, riot, or cyberterrorism. This bill would additionally include an electromagnetic pulse attack among those conditions constituting a state of emergency or local emergency.

SB 475 [Cortese D](#) Transportation planning: sustainable communities strategies. (Amended: 3/10/2021)

[Leginfo Link](#)

Location: 4/26/2021- SENATE TRANS.

Current: Amended: 3/10/2021

Existing law requires certain transportation planning activities by designated regional transportation planning agencies, including development of a regional transportation plan. Certain of these agencies are designated under federal law as metropolitan planning organizations. As part of a regional transportation plan, existing law requires a metropolitan planning organization to adopt a sustainable communities strategy, which is designed to achieve certain targets established by the State Air Resources Board for the reduction of greenhouse gas emissions from automobiles and light trucks in the region. Existing law requires the State Air Resources Board to update the regional greenhouse gas emission reduction targets every 8 years consistent with each metropolitan planning organization’s timeframe for updating its regional transportation plan under federal law until 2050. Existing law requires the State Air Resources Board to appoint a Regional Targets Advisory Committee, consisting of representatives of various entities, to recommend factors and methodologies to be used for setting greenhouse gas emission reduction targets for the regions required to prepare a sustainable communities strategy or alternative planning strategy as part of their regional transportation plan. This bill would require the State Air Resources Board, on or before June 30, 2023, and in coordination with the California Transportation Commission and the Department of Housing and Community Development, to issue new guidelines on sustainable communities strategies and require these guidelines to be updated thereafter at least every 4 years. The bill would delete the provisions related to the Regional Targets Advisory Committee and instead require the State Air Resources Board to appoint, on or before January 31, 2022, the State-Regional Collaborative for Climate, Equity, and Resilience, consisting of representatives of various entities. The bill would require the State-Regional Collaborative for Climate, Equity, and Resilience to develop a quantitative tool for metropolitan planning organizations to use to evaluate a transportation plan’s consistency with long-range greenhouse gas emission reduction targets and recommend guidelines for metropolitan planning organizations to use when crafting long-range strategies that integrate state goals related to climate resilience and social equity. The bill would also require the State-Regional Collaborative for Climate, Equity, and Resilience to identify best practice implementation actions and generate point-based

climate impact scores for each implementation action. The bill would require the State-Regional Collaborative for Climate, Equity, and Resilience, on or before December 31, 2022, to issue its recommendations to the State Air Resources Board for incorporation into the new guidelines for sustainable communities strategies. The bill would require the State Air Resources Board, in consultation with California Transportation Commission and the Department of Housing and Community Development, to identify regional greenhouse gas emission reduction targets for long-range strategies through 2050 and near-term implementation actions through 2030 to reduce emissions from automobiles and light trucks. The bill would require the State Air Resources Board to demonstrate, by March 30, 2023, how the targets could be achieved with existing revenues using tools developed by the State-Regional Collaborative for Climate, Equity, and Resilience, and would require an opportunity for public comment and a public hearing, before adoption of targets on or before June 30, 2023. The bill would require the state board to update the regional greenhouse gas emission reduction targets for near-term implementation actions every 4 years consistent with each metropolitan planning organization's timeframe for updating its regional transportation plan under federal law until 2050 and ensure that the targets are achievable within the context of each region's approach to meeting specified housing goals and climate adaptation strategies. The bill would also require the State Energy Resources Conservation and Development Commission, on or before July 1, 2023, and in consultation with various state entities, to set regional building decarbonization targets for 2030 and 2045 consistent with the state's targets for reducing emissions of greenhouse gases in the state's residential and commercial building stock for each geographic area represented by a metropolitan planning organization. This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

This bill contains other existing laws.

SB 476 [Min D](#) California Financing Law: program administrators. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 4/21/2021- SENATE APPR.

Current: Amended: 4/22/2021

Existing law, known commonly as the Property Assessed Clean Energy (PACE) program, authorizes a public agency, by making specified findings, to authorize public agency officials and property owners to enter into voluntary contractual assessments to finance the installation of distributed generation renewable energy sources or energy or water efficiency improvements that are permanently fixed to real property. This bill would additionally prohibit a program administrator from executing an assessment contract, commencing work under a home improvement contract that is financed by that assessment contract, or executing the home improvement contract unless, except as specified, the property that will be subject to the assessment contract has undergone an energy audit by an energy auditor, as certified by the Building Performance Institute or equivalent certifying entity, that includes certain information in a written report provided to the property owner as a printed paper copy. The bill would also prohibit a program administrator from disbursing funds to a PACE solicitor or PACE solicitor agent pursuant to an assessment contract unless certain criteria are met, including that, for assessment contracts financing improvements that require permitting or inspections under state or local law, the program administrator has obtained copies of all required permits and final inspection documentation.

This bill contains other existing laws.

SB 477 [Wiener D](#) General plan: annual report. (Introduced: 2/17/2021)

[Leginfo Link](#)

Location: 4/5/2021- SENATE APPR. SUSPENSE FILE

Current: Introduced: 2/17/2021

Existing law, 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 that includes, among other specified information, the number of applications submitted, the location and total number of developments approved, the number of building permits issued, and the number of units constructed pursuant to a specific streamlined, ministerial approval process. This bill would, commencing January 1, 2023, require a planning agency to include in that annual report specified information on costs, standards, and applications for proposed housing development projects and specified information on housing development projects within the jurisdiction. The bill, commencing January 1, 2023, would authorize the department to assess the accuracy of the information submitted as part of the annual report and, if it determines that any report submitted to it by a planning agency contains inaccurate information, require that the planning agency correct that inaccuracy.

This bill contains other related provisions and other existing laws.

SB 478 [Wiener D](#) Planning and Zoning Law: housing development projects. (Amended: 4/12/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE APPR.

Current: Amended: 4/12/2021

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. The law also requires the Department of Housing and Community Development to notify the city, county, or city and county, and authorizes the department to notify the Attorney General, that the city, county, or city and county is in violation of state law if the department finds that the housing element or an amendment to that element, or any specified action or failure to act, does not substantially comply with the law as it pertains to housing elements or that any local government has taken an action in violation of certain housing laws. This bill would prohibit a local agency, as defined, from imposing a floor-to-area ratio standard that is less than 1.0 on a housing development project that consists of 3 to 7 units, or less than 1.25 on a housing development project that consists of 8 to 10 units. The bill would prohibit a local agency from imposing a lot coverage requirement that would preclude a housing development project from achieving the floor-to-area ratios described above. The bill would prohibit a local agency from denying a housing development project located on an existing legal parcel solely on the basis that the lot area of the proposed lot does not meet the local agency's requirements for minimum lot size. The bill would only apply to housing development projects that meet specified requirements, including, among other things, that the project be located in a multifamily residential zone or a mixed-use zone, as specified. The bill would additionally require the department to identify violations by a local government of these provisions, as described above.

This bill contains other related provisions.

SB 484 [Archuleta D](#) Home inspections: sewer lateral repairs. (Amended: 3/15/2021)

[Leginfo Link](#)

Location: 3/23/2021- SENATE THIRD READING

Current: Amended: 3/15/2021

Existing law defines a home inspection as a noninvasive, physical examination, performed for a fee in connection with a transfer of real property, of the mechanical, electrical, or plumbing systems or the structural and essential components of a residential dwelling, as specified. Existing law specifies that a home inspector is an individual who provides home inspections. This bill would declare that those provisions do not affect the ability of a plumbing contractor who holds a specified license to perform repairs pursuant to the inspection of a sewer lateral pipe connecting a residence or business to a sewer system if the consumer is provided a specified disclosure before authorizing the home inspection.

This bill contains other existing laws.

SB 485 [Portantino D](#) Income taxes: tax credits: certified studio construction project. (Amended: 4/29/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE GOV. & F.

Current: Amended: 4/29/2021

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws, including a motion picture credit for taxable years beginning on or after January 1, 2020, to be allocated by the California Film Commission on or after July 1, 2020, and before July 1, 2025, in an amount equal to 20% or 25% of qualified expenditures for the production of a qualified motion picture in this state, with additional credit amounts allowed, including for amounts equal to specified qualified expenditures and qualified wages relating to original photography outside the Los Angeles zone, as specified. This bill, for taxable years beginning on or after January 1, 2022, and before January 1, 2032, would allow a tax credit in an amount equal to 20% or 25% of qualified expenditures for the production of a qualified motion picture in this state at a certified studio construction project. The bill would provide that the credits be allocated by the California Film Commission in the same manner and time period as the existing motion picture credit. The bill would define a “certified studio construction project” for these purposes as a project that provides for the construction or renovation of one or more soundstages located in the state, as specified, and would require a developer seeking certification of a studio construction project to make various certifications to the commission, including that the project is a public work or pays the equivalent of prevailing wages, as provided, and uses a skilled and trained workforce, as defined. By requiring a developer to make specified certifications to the commission, which expands the scope of the crime of perjury, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 490 [Caballero D](#) Housing acquisition and rehabilitation: technical assistance. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 4/15/2021- SENATE APPR.

Current: Amended: 4/22/2021

Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency, and requires the department to administer various housing programs throughout the state, including the Affordable Housing Revolving Development and Acquisition Program with the purpose of funding the acquisition of property to develop or preserve affordable housing. This bill would, upon appropriation by the Legislature, establish the Housing Acquisition and Rehabilitation Technical Assistance Program, with the purpose of providing technical assistance to qualified entities engaged in acquisition-rehabilitation projects. The bill would define “acquisition-rehabilitation project” as a project to acquire and preserve unsubsidized housing units and attaching long-term affordability restrictions on the

housing units. The bill would define “qualified entity” to include an eligible nonprofit corporation, community land trust, public housing authority, a nonprofit, limited-equity, or workforce housing cooperative, a resident association or organization, and a local or regional government agency administering an acquisition-rehabilitation project funding program.

This bill contains other related provisions.

SB 497 [Limón D](#) Qualifying accounts for direct deposit of publically administered funds. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 4/20/2021- SENATE APPR.

Current: Amended: 4/22/2021

(1)Existing law requires unemployment compensation benefits administered by the Employment Development Department (EDD), child support payments made through the State Disbursement Unit of the Department of Child Support Services, and specified public assistance payments, including payments made under the California Work Opportunity and Responsibility to Kids (CalWORKs) program, that are directly deposited to an account of the recipient’s choice to be deposited into a qualifying account. Existing law defines “qualifying account” for these purposes to mean either a demand deposit or savings account at an insured financial institution in the name of the person entitled to receipt of the payments, as applicable, or a prepaid card account that meets certain requirements, including that the prepaid card account may not be attached to any credit or overdraft feature that is automatically repaid from the account after delivery of the payment. This bill would change the definition of qualifying account, including eliminating a prepaid card account and instead authorizing a prepaid account or a demand deposit or savings account offered by or through an entity other than an insured depository financial institution, as specified, that is not attached to an automatic credit or overdraft feature, unless the credit or overdraft feature has no fee, charge, or cost, or it complies with the requirements for consumer credit under the federal Truth in Lending Act. To the extent this bill would increase the responsibilities of counties in providing benefits under the CalWORKs program, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 505 [Hertzberg D](#) Wages: withholdings: written authorizations. (Amended: 4/12/2021)

[Leginfo Link](#)

Location: 4/21/2021- SENATE APPR.

Current: Amended: 4/12/2021

Under existing law, it is not unlawful for an employer to withhold or divert a portion of an employee’s wages when the employer is required or empowered to do so by state or federal law or in other specified cases. Under existing law, the Division of Labor Standards Enforcement is charged with investigating and enforcing violations of the wage laws. This bill would require, except as provided, a public employer, as defined, absent fraud, misrepresentation, or theft, to make a good faith effort to consult with an employee to obtain a written authorization to resolve a monetary obligation before utilizing third-party collection services or commencing a civil action. The bill would require the written authorization to include a mutual agreement between the public employer and employee and, to the extent possible, would prohibit that written authorization from placing an undue financial burden upon the employee. The bill would provide that if the written authorization involves a withholding or diversion of an employee’s wages over a designated period of months, the amount withheld or diverted shall not exceed 5% of the employee’s monthly gross wages unless this requirement is expressly waived by the employee or it would be inconsistent with a wage agreement, collective bargaining agreement,

judgment, or other legal agreement or legal requirement. The bill would provide that the period of time in which the public employer and employee are engaging in consultation is not a part of the time limited for the commencement of a civil action, which the bill would prohibit from exceeding one year from the date the consultation commenced.

SB 543 [Limón](#) D State agencies: nonprofit liaison. (Amended: 3/10/2021)

[Leginfo Link](#)

Location: 3/22/2021- SENATE APPR. SUSPENSE FILE

Current: Amended: 3/10/2021

Existing law requires a state agency that significantly regulates or impacts small business to designate a person to serve as a small business liaison for the state agency, and specifies the duties of a small business liaison, including receiving and responding to complaints about the agency from small businesses and providing technical advice and assisting small businesses in resolving problems and questions regarding compliance with the agency's regulations and relevant statutes. This bill would require a state agency that significantly regulates or impacts nonprofit corporations to designate a person to serve as a nonprofit liaison. The bill would require the state agency to advertise the existence of the nonprofit liaison and notify the Office of Small Business Advocate within the Governor's Office of Business and Economic Development and the Attorney General's office of the name and contact information of the state agency's designated nonprofit liaison, and of the occurrence of a vacancy in the position of nonprofit liaison within 15 working days of the occurrence of the vacancy. The bill would require the state agency to designate a nonprofit liaison within 3 months after providing notice of the vacancy. The bill would establish the responsibilities of a nonprofit liaison, including responding to complaints by nonprofit corporations about the agency and assisting nonprofit corporations with complying with the state agency's regulations and relevant statutes. The bill would prohibit the nonprofit liaison from advocating for or against the adoption, amendment, or repeal of a regulation, or intervening in a pending investigation or enforcement action.

SB 553 [Limón](#) D Income taxes: California Work Opportunity Tax Credit. (Amended: 4/15/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE GOV. & F.

Current: Amended: 4/15/2021

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill, for each taxable year beginning on or after January 1, 2021, and before January 1, 2025, would allow a credit against the taxes imposed under both laws to a qualified employer, as defined, in an amount equal to that allowed under the federal Work Opportunity Tax Credit, as modified. The bill would prohibit the credit from exceeding \$2,400 per qualified employee per taxable year, and would require the Employment Development Department to issue certification of qualified individuals, as specified. By expanding the crime of perjury, this bill would create a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 563 [Allen](#) D Second Neighborhood Infill Finance and Transit Improvements Act: housing developments: homelessness prevention programs: enhanced infrastructure financing plan review and amendment process. (Amended: 4/13/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE APPR.

Current: Amended: 4/13/2021

Existing law, the Second Neighborhood Infill Finance and Transit Improvements Act, or NIFTI-2, authorizes a city or county to adopt a resolution to allocate its tax revenues to an enhanced infrastructure financing district, including revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or transactions and use taxes imposed in accordance with the Transactions and Use Tax Law, if certain conditions are or will be met. Among those conditions, existing law includes requirements that the area financed with those funds is within 1/2 mile of a major transit stop, as specified, and that the boundaries of the enhanced infrastructure financing district are coterminous with the city or county that established the district. Existing law also requires the infrastructure financing plan to require specified minimum percentages of the funds to be used to develop affordable housing, as specified, and to give first priority to income-qualified households displaced from the district, as specified, and secondary priority to households with a member or members employed within 2 miles of the district. Existing law authorizes the remaining funds to be used for certain affordable housing, mixed-use, transit, or greenhouse gas emission reduction related projects or programs. This bill would revise NIFTI-2 to, among other things, remove the requirements that the area financed be within 1/2 mile of a major transit stop and that the boundaries of the district be coterminous with the city or county. The bill would require specified minimum percentages of the funds be used for homelessness prevention programs or development of affordable housing that is within 1/2 mile of a major transit stop, as specified. The bill would revise the description of tax revenue that may be allocated to a district. The bill would require first priority for the housing be given to households who were displaced from the district within the past 10 years, and secondary priority for households with a member or members who are employed within 2 miles of the housing or who live within the district and are children, elderly, or disabled. The bill would require first priority for the homelessness prevention programs to be given to households living within the district with a member or members who are employed within the district or who are children, elderly, or disabled, and secondary priority for households not living within the district with a member or members who are employed within the district or who are children, elderly, or disabled. The bill would authorize the remaining funds to be used for certain transit related projects in specified areas within a 1/2 mile of a major transit stop. The bill would also authorize the remaining funds to be used for certain homelessness prevention, affordable housing, enhanced transit ridership, or greenhouse gas emission reduction projects or programs throughout the district. The bill would prohibit a project receiving financing from an enhanced infrastructure financing district unless various requirements regarding the use of a skilled and trained workforce, as defined, on the project are satisfied. The bill would prescribe enforcement procedures and penalties in this regard. By requiring that a developer certify specified information with respect to these requirements, this bill would expand the crime of perjury.

This bill contains other related provisions and other existing laws.

SB 572 [Hertzberg D](#) Labor Commissioner: enforcement: lien on real property. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 4/21/2021- SENATE APPR.

Current: Introduced: 2/18/2021

Existing law vests with the Labor Commissioner the authority to hear employee complaints regarding the payment of wages and other employment-related issues. Existing law imposes various civil penalties for violations of state law, including on employers for failure to pay minimum wage, on successors to judgment debtors, on persons who do not hold a valid state contractor's license and employ workers to perform services for which a license is required, and on persons who violate provisions relating to minor employees. Existing law permits the commissioner to, as an alternative to a judgment lien, create a lien on real property to recover amounts due under final orders in favor of an employee named in the order. This bill would authorize the Labor Commissioner to create, as an alternative to a judgment lien, a lien on real property to secure amounts due to the commissioner under any final citation, findings, or decision, as provided. The bill would require the

commissioner, among other things, to include specified information on the certificate of lien to be recorded on the relevant party's real property and to issue a certificate of release once the amount due, including any interest and costs, have been paid.

SB 577 [Limón D](#) Financial institutions: money transmission: escrow agents: lenders and brokers: banking. (Amended: 4/7/2021)

[Leginfo Link](#)

Location: 4/21/2021- SENATE APPR.

Current: Amended: 4/7/2021

(1)Existing law establishes the Department of Financial Protection and Innovation in the Business, Consumer Services, and Housing Agency, headed by the Commissioner of Financial Protection and Innovation. Under existing law, the commissioner and the department are charged with oversight and enforcement of various laws, including the Money Transmission Act. Existing law, the Money Transmission Act, prohibits a person from engaging in the business of money transmission in this state, or advertising, soliciting, or holding out as providing money transmission in this state, unless the person is licensed or exempt from licensure, as specified. Existing law requires each licensee or agent to prominently post on the premises of each branch office that conducts money transmission a specified notice regarding how to contact the department. This bill would update the department's contact information in that notice requirement. This bill would correct obsolete references in those provisions.

This bill contains other related provisions and other existing laws.

SB 581 [Atkins D](#) General plan. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 4/15/2021- SENATE APPR.

Current: Introduced: 2/18/2021

Existing law, 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 housing development applications received and the number of units approved and disapproved in the prior year. This bill would additionally require the planning agency include in the annual report whether the city or county is a party to a court action related to a violation of state housing law, and the disposition of that action. By requiring a planning agency to include additional information in its annual report, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 588 [Jones R](#) Property insurance. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 2/18/2021- SENATE RLS.

Current: Introduced: 2/18/2021

Existing law generally regulates classes of insurance, including property insurance. Existing law prohibits the cancellation of a policy issued, amended, or renewed on or after January 1, 1990, that insures against loss of or damage to specified real property, and prohibits nonrenewal of those policies solely on the grounds of

corrosive soil conditions if the policy or renewal policy contains an existing exclusion for payment of loss for corrosive soil conditions. This bill would make technical, nonsubstantive changes to that provision.

SB 591 [Becker D](#) Senior citizens: intergenerational housing developments. (Amended: 4/12/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE CONSENT CALENDAR

Current: Amended: 4/12/2021

Existing law requires the covenants, conditions, and restrictions or other documents or written policy of a senior citizen housing development to set forth the limitations on occupancy, residency, or use on the basis of age. Existing law requires that the limitations on age require, at a minimum, that the persons commencing any occupancy of a dwelling unit include a senior citizen who intends to reside in the unit as their primary residence on a permanent basis. Existing law defines “senior citizen housing development” for these purposes as a residential development for senior citizens that has at least 35 dwelling units. Existing law defines “qualifying resident” or “senior citizen” to mean a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development. This bill would authorize the establishment of an intergenerational housing development that includes senior citizens along with caregivers and transition age youth, if specified conditions are satisfied. The bill would require that the covenants, conditions, and restrictions and other documents or written policy for the development set forth the limitations on occupancy, residency, or use. The bill would prescribe definitions for “senior citizen” and “transition age youth” for these purposes. The bill would require at least 80 percent of the occupied dwelling units in an intergenerational housing development to be occupied by at least one senior citizen, as specified, and up to 20 percent of the occupied dwelling units in the development to be occupied by at least one caregiver or transition age youth, as specified. The bill would require the development to be affordable to lower income households. The bill would prescribe an optional process to be applied if a unit ceases to house a caregiver or transition age youth. The bill would prohibit the eviction or lease termination of a family with children in order to comply with the senior citizen occupancy requirement described above. The bill would make a conforming change in provisions regarding subdivided lands.

SB 600 [Borgeas R](#) Administrative Procedure Act. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 2/18/2021- SENATE RLS.

Current: Introduced: 2/18/2021

Existing law, the Administrative Procedure Act, governs, among other things, the procedures for the adoption, amendment, or repeal of regulations by state agencies and for the review of those regulatory actions by the Office of Administrative Law. Existing law specifies which code sections constitute the Administrative Procedure Act. This bill would make a nonsubstantive change to those provisions.

SB 601 [Ochoa Bogh R](#) Personal income taxes: exclusions: capital gains: sale of residence. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 3/11/2021- SENATE GOV. & F.

Current: Amended: 4/22/2021

The Personal Income Tax Law provides, in modified conformity to federal income tax laws, for the manner in which taxable gains are to be recognized upon the disposition of property, including real property that is the principal residence of the taxpayer. Existing law allows an individual to exclude from their gross income up to

\$250,000 or \$500,000, as specified, of gain realized on the sale or exchange of their residence if the taxpayer owned and occupied the residence as a principal residence for an aggregate period of at least 2 of the 5 years prior to the sale or exchange. This bill, for taxable years beginning on or after January 1, 2021, and before January 1, 2026, would revise the exclusion to provide that if the buyer of a qualified principal residence, as defined, is a qualified first-time homeowner, as defined, the amount of the exclusion is increased to \$300,000 or \$600,000, as specified. The bill would limit the increased exclusion amount to transactions in which, on or before the closing date of the sale or exchange of the qualified principal residence, the seller obtains a certification from the buyer in writing, signed under penalty of perjury, that the buyer is a qualified first-time homeowner and including specified information concerning the sale of the qualified principal residence. 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.

SB 606 [Gonzalez D](#) Workplace safety: violations of statutes: enterprise-wide violations: employer retaliation. (Amended: 4/8/2021)

[Leginfo Link](#)

Location: 4/20/2021- SENATE APPR. SUSPENSE FILE

Current: Amended: 4/8/2021

Existing law gives the Division of Occupational Safety and Health, within the Department of Industrial Relations, the power, jurisdiction, and supervision over every employment and place of employment in this state, which is necessary to adequately enforce and administer all laws requiring that employment and places of employment be safe, and requiring the protection of the life, safety, and health of every employee in that employment or place of employment. Existing law requires the division to issue a citation for a violation of provisions relating to the spraying of asbestos, or any standard, rule, order, or regulation established pursuant to specified provisions of the California Occupational Safety and Health Act of 1973 if, upon inspection or investigation, the division believes that an employer has committed a violation. Existing law imposes penalties of certain maximum amounts depending on whether the violation is serious, uncorrected, or willful or repeated. Existing law authorizes the division to seek an injunction restraining certain uses or operations of employment that constitute a serious menace to the lives or safety of persons, as specified. This bill, instead, would require the division to issue a citation for a violation of provisions relating to the spraying of asbestos, certain employment safety related provisions of the Labor Code, or any standard, rule, order or regulation established pursuant to specified provisions of the California Safety and Health Act of 1973 or other safety related provisions of the Labor Code if, upon inspection or investigation, or upon evidence or documents obtained by the division in lieu of or in addition to an on-site inspection, the division believes that an employer has committed a violation. The bill would make conforming changes to the above-described penalty provisions, and would authorize the division to seek an injunction restraining certain uses or operations of employment if it has grounds to issue a citation pursuant for the above-described violations, as specified.

This bill contains other related provisions and other existing laws.

SB 608 [Melendez R](#) State government. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 2/18/2021- SENATE RLS.

Current: Introduced: 2/18/2021

Under existing law, there is a Small Business Advocate who is appointed by the Governor to, among other things, serve as the principal advocate in the state on behalf of small businesses. This bill would make nonsubstantive changes in those provisions.

SB 616 [Rubio D](#) School facilities: proceeds from lease of surplus property: affordable rental housing facilities. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 4/28/2021- SENATE CONSENT CALENDAR

Current: Amended: 3/25/2021

Existing law exempts certain transactions from the requirements that otherwise apply to the sale or lease of real property by a school district if certain conditions are met, including that the financing proceeds obtained by the school district pursuant to the transaction are expended solely for capital outlay purposes, which are defined to include the construction, reconstruction, or renovation of rental housing facilities for school district employees. This bill would require rental housing facilities for school district employees funded by proceeds realized under this provision to be affordable. The bill would additionally authorize, for the exemption from the requirements that would otherwise apply, one-time capital expenditures and maintenance of school district property funded by financing proceeds obtained from the lease of real property that will be used to construct new affordable rental housing facilities for school district employees.

SB 617 [Wiener D](#) Residential solar energy systems: permitting. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/26/2021- SENATE APPR.

Current: Amended: 4/19/2021

Existing law requires a city or county to administratively approve applications to install solar energy systems through the issuance of a building permit or similar nondiscretionary permit. Existing law requires every city, county, or city and county, to develop a streamlined permitting process for the installation of small residential rooftop solar energy systems, as that term is defined. Existing law prescribes and limits permit fees that a city or county may charge for a residential and commercial solar energy system. This bill would require every city and county to implement an online, automated permitting platform that verifies code compliance and instantaneously issues permits for a solar energy system that is no larger than 38.4 kilowatts alternating current nameplate rating and an energy storage system paired with a solar energy system that is no larger than 38.4 kilowatts alternating current nameplate rating, as specified. The bill would require a city or county to amend a certain ordinance to authorize a residential solar energy system and an energy storage system to use the online, automated permitting platform. The bill would prescribe a compliance schedule for satisfying these requirements, which would exempt a county with a population of less than 150,000 and all cities within a county with a population of less than 150,000. The bill would require a city with a population of 50,000 or less that is not otherwise exempt to satisfy these requirements by September 30, 2023, while cities and counties with populations greater than 50,000 that are not otherwise exempt would be required to satisfy the requirements by September 30, 2022. The bill would require a city, county, or a fire department, district, or authority to report to the Energy Commission when it is in compliance with specified requirements, in addition to other information. By increasing the duties of local officials, this bill would impose a state-mandated local program. The bill would prohibit the provision of specified funding sources to cities and counties not in compliance with certain provisions relating to solar energy systems and fees charged for their installation or if they are not in compliance with provisions of the bill.

This bill contains other related provisions and other existing laws.

SB 618 [Borgeas R](#) Fire prevention activities: local assistance grant program. (Introduced: 2/18/2021)

[Leginfo Link](#)

Location: 2/18/2021- SENATE RLS.

Current: Introduced: 2/18/2021

Existing law requires the Department of Forestry and Fire Protection to establish a local assistance grant program for fire prevention activities in California. Existing law defines “fire prevention activities” for these purposes to mean those lawful activities that reduce the risk of wildfire in California, as provided. This bill would make nonsubstantive changes to the definition of “fire prevention activities.”

SB 621 [Eggman D](#) Conversion of motels and hotels: streamlining. (Amended: 4/5/2021)

[Leginfo Link](#)

Location: 4/15/2021- SENATE GOV. & F.

Current: Amended: 4/5/2021

Existing law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development containing 2 or more residential units, which satisfies specified objective planning standards, that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit. Existing law requires a local government to notify the development proponent in writing if the local government determines that the development conflicts with any of those objective standards by a specified time; otherwise, the development is deemed to comply with those standards. This bill would authorize a development proponent to submit an application for a development for the complete conversion, as defined, of a structure with a certificate of occupancy as a motel or hotel into multifamily housing units to be subject to a streamlined, ministerial approval process, provided that development proponent reserves 10% of the proposed housing units for lower income households, unless a local government has affordability requirements that exceed these requirements. The bill would require the structure proposed to be converted be vacant for at least 6 months prior to the submission of the application, except as provided. The bill would require the development proponent to comply with specified requirements regarding the payment of prevailing rate or per diem wages for construction work related to the part of the development that is a public work and the use of a skilled and trained workforce on the development, except as provided. The bill would require a local government to notify the development proponent in writing if the local government determines that the development conflicts with any of these objective standards within 30 days of submitting a complete application; otherwise, the development would be deemed to comply with those standards.

This bill contains other related provisions and other existing laws.

SB 625 [Caballero D](#) Community development financial institutions: grant program. (Amended: 3/25/2021)

[Leginfo Link](#)

Location: 4/20/2021- SENATE APPR. SUSPENSE FILE

Current: Amended: 3/25/2021

(1)Existing law, the Bergeson-Peace Infrastructure and Economic Development Bank Act, establishes the California Infrastructure and Economic Development Bank (I-Bank) in the Governor’s Office of Business and Economic Development under the direction of an executive director appointed by the Governor, subject to confirmation by the Senate, and governed by a board of directors composed of specified persons. Existing law, among other things, authorizes the I-Bank to make loans, issue bonds, and provide financial assistance for various types of projects that qualify as economic development or public development facilities. This bill would establish the California Investment and Innovation Program, administered by I-Bank, for the purpose of

providing grants to qualified community development financial institutions. The bill would establish the California Investment and Innovation Fund and, upon appropriation, require I-Bank to award a grant to an eligible recipient, defined as a community development financial institution that meets specified criteria under the program, as provided. The bill would specify authorized uses of grant funds, including providing loans, grants, equity investments, or technical assistance within low-income communities or for purposes that have a direct and substantial benefit to lower income households.

This bill contains other existing laws.

SB 639 [Durazo D](#) Minimum wages: persons with disabilities. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 4/20/2021- SENATE APPR.

Current: Amended: 4/22/2021

(1)Existing law establishes a minimum wage for all industries and makes it a crime to pay an employee less than the minimum wage fixed by the Industrial Welfare Commission. Existing law, however, permits the commission to issue an employee who is mentally or physically disabled, or both, a special license authorizing the employment of the licensee for a period not to exceed one year from date of issue, at a wage less than the minimum wage. Existing law requires the commission to fix a special minimum wage for the licensee, which may be renewed on a yearly basis. This bill would prohibit new special licenses from being issued after January 1, 2022. The bill would permit a license to only be renewed for existing licenseholders who meet requisite benchmarks. The bill would make the above-described provision authorizing a lesser minimum wage for an employee who is mentally or physically disabled inoperative on January 1, 2025. The bill, commencing January 1, 2025, would prohibit an employee with a disability from being paid less than the legal minimum wage.

This bill contains other related provisions and other existing laws.

SB 649 [Cortese D](#) Local governments: affordable housing: local tenant preference. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/15/2021- SENATE JUD.

Current: Amended: 4/19/2021

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. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing. This bill 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.

SB 657 [Ochoa Bogh R](#) Employment: electronic documents. (Amended: 4/22/2021)

[Leginfo Link](#)

Location: 4/29/2021- ASSEMBLY DESK

Current: Amended: 4/22/2021

Existing law regulates the wages, hours, and working conditions of any worker employed in any occupation, trade, or industry, whether compensation is measured by time, piece, or otherwise, except as specified. This bill would provide that, in any instance in which an employer is required to physically post information, an employer may also distribute that information to employees by email with the document or documents attached. The bill would specify that this does not alter the employer's obligation to physically display the required posting.

SB 658 [Grove R](#) Property tax: exemptions: disabled veterans. (Amended: 3/5/2021)

[Leginfo Link](#)

Location: 4/28/2021- SENATE APPR.

Current: Amended: 3/5/2021

Existing property tax law, pursuant to the authorization of the California Constitution, provides a disabled veteran's property tax exemption for the principal place of residence of a veteran, the veteran's spouse, or the veteran and veteran's spouse jointly, and the unmarried surviving spouse of a veteran, as provided, if the veteran is blind in both eyes, has lost the use of 2 or more limbs, or is totally disabled as a result of injury or disease incurred in military service, or if the veteran has, as a result of a service-connected injury or disease, died while on active duty in military service. Existing law exempts that part of the full value of the residence that does not exceed \$100,000, or \$150,000 if the household income of the claimant does not exceed \$40,000, as adjusted for inflation, as specified. This bill, for property tax lien dates occurring on or after January 1, 2022, would additionally provide a partial exemption for property owned by, and that constitutes the principal place of residence of, a veteran who is partially disabled, as defined, or the veteran's spouse or the veteran and the veteran's spouse jointly, under these provisions. The bill would require that the amount of partial exemption provided be the percentage of the full amount of exemption, as described above, equivalent to the partially disabled veteran's disability rating percentage by the United States Department of Veterans Affairs or the military service from which the veteran was discharged, as applicable. By adding to the duties of local tax officials in administering the disabled veterans' property tax exemption, this bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above. Existing law requires the state to reimburse local agencies annually for certain property tax revenues lost as a result of any exemption or classification of property for purposes of ad valorem property taxation. This bill would provide that, notwithstanding those provisions, no appropriation is made and the state shall not reimburse local agencies for property tax revenues lost by them pursuant to the bill. This bill would take effect immediately as a tax levy.

SB 668 [Bates R](#) Property taxation: change in ownership: inheritance exclusion. (Amended: 4/27/2021)

[Leginfo Link](#)

Location: 3/3/2021- SENATE GOV. & F.

Current: Amended: 4/27/2021

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, among other things, the appraised value of that real property when a change in ownership has occurred. Existing property tax law provides that specified transfers are not deemed a change in ownership if a claim is filed, including, in accordance with the

California Constitution, the purchase or transfer between parents and children, and in certain circumstances between grandparents and grandchildren, of the transferor's principal residence and the first \$1,000,000 of full cash value of all other real property. The California Constitution makes this exclusion inoperative as of February 16, 2021, and, beginning on and after that date, instead excludes the purchase or transfer of a family home or a family farm, as those terms are defined, between parents and their children or, under certain circumstances, grandparents and their grandchildren, subject to certain limitations and restrictions. This bill would exclude from "change in ownership" for purposes of property taxation transfers between parents and children and grandparents and grandchildren of the transferor's principal residence and the first \$1,000,000 of full cash value of all other real property, in a manner similar to the above-described existing statutory provisions. The bill would require a person seeking to claim the exclusion under these new provisions to file a claim that includes certain information, certified under penalty of perjury. The bill would provide that the claim is not a public document and is not subject to inspection, except to specified parties. The bill would require the State Board of Equalization to design the claim form. The bill would apply its provisions retroactively to February 16, 2021, make these provisions inoperative as of February 16, 2023, and repeal these provisions as of January 1, 2024. The bill would make legislative findings with regard to its provisions.

This bill contains other related provisions and other existing laws.

SB 675 [Ochoa Bogh R](#) Property taxation: monthly installment payments. (Amended: 4/29/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE GOV. & F.

Current: Amended: 4/29/2021

Existing law requires real property taxes to be paid in 2 installments and requires the tax collector to collect those taxes. Existing law authorizes the tax collector, with the approval of the county board of supervisors, to accept partial payment of real property taxes from the taxpayer in the case of a deficiency in the payment of those taxes. This bill would authorize a county board of supervisors to adopt a resolution or ordinance to implement a monthly property tax payment program, which would authorize a qualified taxpayer, as defined, to pay, in monthly installments, their real property taxes on their principal residence, as defined. The bill would authorize the ordinance or resolution implementing the program to set forth specific procedures for purposes of determining delinquency and default, as specified. The bill would require the monthly tax payment to be allocated among the county, cities, special districts, and school entities in proportion to the amounts of ad valorem property tax revenue otherwise allocated among these entities. The bill would exclude from its provisions property for which an escrow account is established, as provided.

SB 679 [Kamlager D](#) Los Angeles County: affordable housing. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/22/2021- SENATE APPR.

Current: Amended: 4/19/2021

Existing 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 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. The bill would require a board composed of 13 voting members from Los Angeles County, as specified, to govern the agency. The bill would include findings that the

provisions proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities within Los Angeles County, including charter cities.

This bill contains other related provisions and other existing laws.

SB 695 [Ochoa Bogh R](#) Mitigation Fee Act: housing developments. (Amended: 3/7/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE GOV. & F.

Current: Amended: 3/7/2021

The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. Existing law, the Quimby Act, which is within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition to the approval of a tentative map or parcel subdivision map if specified requirements are met. This bill would prohibit a local agency from imposing a housing impact requirement adopted by the local agency on a housing development project, as defined, unless specified requirements are satisfied by the local agency, including that the local agency prepare and adopt a nexus study, as specified. The bill, for purposes of these provisions, defines "housing impact requirement" as a fee imposed under the Mitigation Fee Act, dedications of parkland or in-lieu fees imposed under the Quimby Act, or a construction excise tax. This bill would require a local agency to adopt a nexus study that is used to demonstrate compliance with these provisions, subject to specified public participation requirements. This bill would prohibit a housing impact requirement from exceeding the amount necessary to maintain the existing level of service identified in the nexus study for the type of capital facility for which the housing impact requirement is imposed. The bill would require the nexus study to identify the existing level of service that is currently being achieved for the type of capital facility for which a housing impact requirement is imposed. The bill would prohibit a housing impact requirement from exceeding the amount necessary to mitigate the direct impact of the housing development project on the need for a capital facility or facilities identified in a capital improvement plan. The bill would clarify that any dedication of land or requirement of the payment of fees under the Quimby Act that is also a housing impact requirement must comply with the requirements described above in addition to the requirements of the Quimby Act. This bill would make findings that ensuring access to affordable housing is a matter of statewide concern rather than a municipal affair and, therefore, applies to all cities, including a charter city and a charter city and county.

This bill contains other existing laws.

SB 696 [Allen D](#) Enhanced infrastructure financing districts: public financing authority: membership and powers. (Amended: 3/10/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE GOV. & F.

Current: Amended: 3/10/2021

Existing law authorizes the legislative body of a city or a county to designate a proposed enhanced infrastructure financing district, with a governing body referred to as the public financing authority by adopting a resolution of intention to establish the proposed district. Existing law requires the public financing authority to prepare and adopt an infrastructure financing plan and a resolution to form the district, as provided. Existing law provides for the participation of an affected taxing entity, as defined, in the district, other than a county office of education, school district, or community college district. Existing law requires, if the district only has one participating affected taxing entity, that the public financing authority include 3

members of the legislative body of the participating entity, and 2 members of the public, as specified. Existing law requires, if the district has 2 or more participating affected taxing entities, that the public financing authority include a majority of members from the legislative body of each participating affected taxing entity and 2 members of the public, as specified. Existing law authorizes a district to finance public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community, as specified. This bill would require that if any participating affected taxing entity is a city that has an elective mayor, that one of the members representing the legislative body of that participating entity on the public financing authority be the mayor. The bill would also authorize a public financing authority to invite any state agency to participate in the district that, in the judgment of the public financing authority, is able to provide expertise or resources to assist in the development of public facilities and development described in the infrastructure financing plan. The bill would provide that if the state agency accepts the invitation to participate, the state agency shall designate a representative to serve on the authority as an ex-officio member. The bill would require a participating state agency to ensure that any state resources provided to the district are used in accordance with any requirements under any applicable law and that those resources not be used in such a manner as to pledge of the full faith and credit or the taxing power of the state or any of its political subdivisions, other than the district, to secure any debt or liability of the district.

This bill contains other existing laws.

SB 704 [Gonzalez D](#) Occupational safety and health. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 2/19/2021- SENATE RLS.

Current: Introduced: 2/19/2021

Existing law requires every employer to furnish and use safety devices and safeguards, and to adopt and use practices that are reasonably adequate to render the employment and place of employment safe and healthful. This bill would make nonsubstantive changes to this provision.

SB 706 [Bates R](#) Property taxation: change in ownership. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/3/2021- SENATE GOV. & F.

Current: Introduced: 2/19/2021

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 additionally specify that if 90% or more of the direct or indirect ownership interests in a legal entity are sold or transferred in a single transaction, as defined, the real property owned by that legal entity has changed ownership whether or not any one legal entity or person that is a party to the transaction obtains control, as defined. The bill would require the Franchise Tax Board to include an additional question on returns for partnerships, banks, and corporations to assist in the determination of whether a change in ownership as so described has occurred. The bill would require the State Board of Equalization to prescribe regulations as may be necessary to carry out the purposes of this act. The bill would also require the State Board of Equalization to report to the Legislature, no later than January 1, 2024, regarding the implementation of these changes in ownership, including, but not limited to, the revenue impact and frequency of reassessments of real property owned by legal entities. The bill would require the Legislative Analyst’s Office to report to the Legislature no later than January 1, 2024, regarding the economic impact of this bill.

This bill contains other related provisions and other existing laws.

SB 718 [Bates R](#) Health care coverage: small employer groups. (Amended: 3/9/2021)

[Leginfo Link](#)

Location: 4/28/2021- SENATE APPR.

Current: Amended: 3/9/2021

Existing law, the Knox-Keene Health Care Service Plan Act of 1975, provides for the licensure and regulation of health care service plans by the Department of Managed Health Care and makes a willful violation of the act a crime. Existing law also provides for the regulation of health insurers by the Department of Insurance. Existing law provides for the regulation of individual, small employer, grandfathered small employer, and nongrandfathered small employer health care service plan contracts and health insurance policies, as defined. This bill would authorize an association of employers to offer a large group health care service plan contract or large group health insurance policy to small group employer members of the association consistent with ERISA if certain requirements are met, including that the large group health care service plan contract or large group health insurance policy has been in continuous existence since January 1, 2012, as an employee welfare benefit plan under ERISA, has consistently provided a specified level of coverage, and includes coverage for employees, and their dependents, who are employed by an association member in the biomedical industry with operations in California. The bill would also require the association to be an organization with business and organizational purposes unrelated to the provision of health care benefits and would require the participating employers to have a commonality of interests from being in the same industry, as specified.

This bill contains other existing laws.

SB 719 [Min D](#) Surplus land: exempt surplus land: eligible military base land. (Amended: 4/12/2021)

[Leginfo Link](#)

Location: 4/8/2021- SENATE APPR.

Current: Amended: 4/12/2021

Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines terms for these purposes, including, among others, “surplus land” to mean land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. Existing law defines “exempt surplus land” to mean, among other things, surplus land that a local agency is exchanging for another property necessary for the agency’s use and surplus land that a local agency is transferring to another local, state, or federal agency for the agency’s use. This bill would deem certain land comprising of the Tustin Marine Corps Air Station to be exempt surplus land if specified requirements are met. In this regard, the bill would require the exempt surplus land to require the residential units on the land that are permitted after January 1, 2022, to comply with specified affordability requirements, as specified. The bill would require a local agency that disposes of exempt surplus land under these provisions to comply with certain requirements, including, adopting an initial finding of exemption and report certain information regarding the development of residential units on the property in a specified annual report.

This bill contains other related provisions and other existing laws.

SB 727 [Leyva D](#) Labor-related liabilities: direct contractor. (Amended: 4/29/2021)

[Leginfo Link](#)

Location: 4/28/2021- SENATE APPR.

Current: Amended: 4/29/2021

Existing law requires, for contracts entered into on or after January 1, 2018, a direct contractor, as defined, making or taking a contract in the state for the erection, construction, alteration, or repair of a building, structure, or other private work, to assume, and be liable for, any debt owed to a wage claimant or third party on the wage claimant's behalf, incurred by a subcontractor at any tier acting under, by, or for the direct contractor for the wage claimant's performance of labor included in the subject of the original contract. Existing law limits the direct contractor's liability under those provisions to extend only to any unpaid wage, fringe or other benefit payment or contribution, including interest owed and provides that liability does not extend to penalties or liquidated damages. This bill would extend, for contracts entered into on or after January 1, 2022, the direct contractor's liability to penalties, liquidated damages, and interest owed by the subcontractor on account of the performance of the labor, except as provided.

This bill contains other related provisions and other existing laws.

SB 728 [Hertzberg D](#) Density Bonus Law: purchase of density bonus units by nonprofit housing organizations. (Amended: 4/15/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE APPR.

Current: Amended: 4/15/2021

Existing law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for moderate-income or, lower, or very low income households and meets other requirements. Existing law requires the developer and the city or county to ensure that the initial occupant of a for-sale unit that qualified the developer for the award of the density bonus is a person or family of very low, low, or moderate income. This bill, as an alternative to ensuring that the initial occupant of a for-sale unit is a person or family of the required income, would authorize the developer and the city or county to ensure that a qualified nonprofit housing organization that is receiving the above-described welfare exemption purchases the unit pursuant to a specified recorded contract that includes an affordability restriction, an equity sharing agreement, and a repurchase option that requires a subsequent purchaser that desires to sell or convey the property to first offer the nonprofit corporation the opportunity to repurchase the property. By imposing these requirements on local agencies with respect to density bonuses, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 734 [Hueso D](#) Redevelopment agencies: passthrough agreements: modification. (Amended: 3/10/2021)

[Leginfo Link](#)

Location: 4/22/2021- SENATE APPR.

Current: Amended: 3/10/2021

Existing 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 dissolved redevelopment agencies and to, among other things, make payments due for enforceable obligations. Existing law requires the successor agency to dispose of all remaining assets and terminate its existence within a specified period after the final debt payment, and requires any passthrough payment obligations to cease at that time. This bill would

authorize a successor agency and one or more taxing agencies to enter into an agreement to modify the interest owed by a former redevelopment agency under a passthrough agreement that was entered into before January 1, 1994, or owed under any successive amendment of that passthrough agreement, and which is owed as interest on passthrough payments agreed to be deferred by the taxing entity under the passthrough agreement, subject to specified terms and conditions, including that the interest rate on a passthrough agreement modified under these provisions be 0%. The bill would additionally authorize an agreement to modify a passthrough agreement under this bill's provisions to forgive up to 25% of the principal amount of outstanding deferred passthrough payment owed by the former redevelopment agency to a taxing entity. The bill would require that the computation of the amount of passthrough payments made under the above-described existing provisions take into account any modification of a passthrough agreement made under this bill's provisions.

This bill contains other related provisions and other existing laws.

SB 736 [Newman](#) D Public safety: pools and spas: drowning prevention: home inspectors. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/4/2021- SENATE HOUSING

Current: Introduced: 2/19/2021

(1)Under the Swimming Pool Safety Act, upon the issuance of a building permit for construction of a new swimming pool or spa, or the remodeling of an existing pool or spa, at a private, single-family home, the pool or spa is required to be equipped with at least 2 of 7 drowning prevention safety features. The act requires the local building code official to inspect and approve the drowning prevention safety devices before the issuance of a final approval for the completion of permitted construction or remodeling work. This bill would encourage the use of an isolation fence or removable isolation mesh fencing, as specified, to meet these requirements, and would specify that these requirements are not met by an exit alarm and a self-closing, self-latching device, as defined, used on the same door or on 2 separate doors that provide access to the swimming pool or spa. The bill would require these requirements to apply equally to all local jurisdictions, and would prohibit a local jurisdiction from imposing different or stricter requirements. Because this bill would impose requirements on local officials, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 754 [Hertzberg](#) D Economic development: low- to moderate-income communities: Equity in Lending and Fair Recovery Act. (Amended: 4/21/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE B. & F. I.

Current: Amended: 4/21/2021

Existing law, the Small Business Financial Assistance Act of 2013, requires the California Infrastructure and Economic Development Bank to administer the Small Business Finance Center, which administers programs that assist businesses seeking new capital resources, including, but not limited to, the Small Business Loan Guarantee Program. Existing law establishes the Small Business Expansion Fund and requires, among other things, that the fund provide guarantees to loans offered by financial institutions and financial companies, as those terms are defined, to small businesses, as provided. This bill would enact the Equity in Lending and Fair Recovery Act to require the California Pollution Control Financing Authority to establish and administer the Equity in Lending and Fair Recovery Program, in accordance with specified requirements, for the purpose of supporting and expanding eligible lender access to lending capital and borrower access to responsible installment loans for low- to moderate-income individuals and communities. The bill would require the

program to provide partial loan guarantees and other credit enhancements for eligible lenders, as defined, to access additional capital to expand the availability of eligible loans, as defined.

This bill contains other related provisions and other existing laws.

SB 756 [Hueso D](#) Home weatherization for low-income customers. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 4/19/2021- SENATE APPR.

Current: Introduced: 2/19/2021

Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including electrical corporations and gas corporations. Existing law requires an electrical or gas corporation to perform home weatherization services for low-income customers if the commission determines that a significant need for those services exists in the corporation's service territory, as specified. This bill would define "low-income customers" for those purposes to mean low-income persons and families whose household income is at or below 250% of the federal poverty level.

This bill contains other related provisions and other existing laws.

SB 757 [Limón D](#) Solar energy system improvements: consumer protection. (Amended: 4/12/2021)

[Leginfo Link](#)

Location: 4/14/2021- SENATE APPR.

Current: Amended: 4/12/2021

Existing law, the Contractors State License Law, establishes the Contractors State License Board within the Department of Consumer Affairs and sets forth its powers and duties relating to the licensing and regulation of contractors. Existing law requires the board to receive and review complaints and consumer questions regarding solar energy systems companies and solar contractors and to receive complaints received from state agencies regarding those systems and contractors. This bill would include solar energy systems, as defined, as an example of types of home improvements in, and would add the installation of those improvements to, that definition.

This bill contains other related provisions and other existing laws.

SB 765 [Stern D](#) Accessory dwelling units: setbacks. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 3/3/2021- SENATE HOUSING

Current: Introduced: 2/19/2021

The Planning and Zoning Law, among other things, provides for the creation of 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. Existing law prohibits a local agency's accessory dwelling unit ordinance from imposing a setback requirement of more than 4 feet from the side and rear lot lines for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure. This bill would remove the above-described

prohibition on a local agency's accessory dwelling unit ordinance, and would instead provide that the rear and side yard setback requirements for accessory dwelling units may be set by the local agency. The bill would authorize an accessory dwelling unit applicant to submit a request to the local agency for an alternative rear and side yard setback requirement if the local agency's setback requirements make the building of the accessory dwelling unit infeasible. The bill would prohibit any rear and side yard setback requirements established pursuant to these provisions from being greater than those in effect as of January 1, 2020. The bill would specify that if the local agency did not have an accessory dwelling unit ordinance as of January 1, 2020, the applicable rear and side yard setback requirement is 4 feet.

This bill contains other related provisions and other existing laws.

SB 778 [Becker D](#) Planning and zoning: accessory dwelling units: mixed-use or multifamily structures. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE APPR.

Current: Amended: 4/19/2021

Existing law, the Planning and Zoning Law, among other things, provides for the creation of 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. Existing law requires a local agency to ministerially approve an application for a building permit within a residential or mixed-use zone to create multiple accessory dwelling units within the portions of an existing multifamily dwelling structure that are not used as livable space, if each unit complies with state building standards for dwellings. Existing law requires a local agency to allow at least one accessory dwelling unit within an existing multifamily dwelling structure and up to 25% of the existing multifamily dwelling units. This bill, until January 1, 2025, would specify that a local agency is required to allow an accessory dwelling unit under these provisions within an existing mixed-use or multifamily structure, and that the accessory dwelling unit may be constructed within portions of the structure used for commercial space, industrial space, retail space, or other vacant space if each unit complies with state building standards for dwellings. The bill would require that any portion of a multifamily dwelling structure or mixed-use structure that is vacant space to have been vacant for at least 6 months before the date of submission of an application for a building permit under these provisions. The bill, until January 1, 2025, would revise the requirements for a local agency to allow a certain number of accessory dwelling units under these provisions by deleting the requirement that the local agency allow at least one accessory dwelling unit and instead requiring that the local agency allow up to 25% of the existing multifamily dwelling units as accessory dwelling units. By adding to the duties of local planning officials with respect to approving accessory dwelling units under these provisions, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 788 [Bradford D](#) Workers' compensation: risk factors. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 4/20/2021- SENATE APPR. SUSPENSE FILE

Current: Introduced: 2/19/2021

Existing law establishes a workers' compensation system, administered by the administrative director of the Division of Workers' Compensation, to compensate an employee for injuries sustained in the course of employment. Existing law requires a physician who prepares a report addressing the issue of permanent disability due to an industrial injury to address the cause of the permanent disability in the report, including what approximate percentage of the permanent disability was caused by other factors before and after the industrial injury, if the physician is able to make an apportionment determination. This bill would prohibit

consideration of race, religious creed, color, national origin, age, gender, marital status, sex, sexual identity, sexual orientation, or genetic characteristics to determine the approximate percentage of the permanent disability caused by other factors. The bill would also express the Legislature's intent to eliminate bias and discrimination in the workers' compensation system.

SB 791 [Cortese D](#) California Surplus Land Unit. (Amended: 4/19/2021)

[Leginfo Link](#)

Location: 4/29/2021- SENATE G.O.

Current: Amended: 4/19/2021

Existing law establishes the California Housing Finance Agency within the Department of Housing and Community Development, with the primary purpose of meeting the housing needs of persons and families of low or moderate income. This bill would, upon appropriation by the Legislature, establish the California Surplus Land Unit within the Department of Housing and Community Development with the primary purpose of facilitating the development and construction of residential housing on local surplus property, as defined. In this regard, the bill would authorize the unit to, among other things, facilitate agreements between housing developers and local agencies that seek to dispose of surplus land; provide advice, technical assistance, and consultative and technical service to local agencies with surplus land and developers that seek to develop housing on the surplus land; and collaborate with specified state agencies to assist housing developers and local agencies with obtaining grants, loans, tax credits, credit enhancements, and other types of financing that facilitate the construction of housing on surplus land.

This bill contains other related provisions and other existing laws.

SB 800 [Roth D](#) Real estate: licenses. (Amended: 4/28/2021)

[Leginfo Link](#)

Location: 4/19/2021- SENATE APPR.

Current: Amended: 4/28/2021

Existing law, the Real Estate Law, defines real estate brokers and salespersons and provides for their licensure and regulation, the administration of which is committed to the Real Estate Commissioner. Existing law, as of July 1, 2018, removed the Bureau of Real Estate from the Department of Consumer Affairs and instead made it a department within the Business, Consumer Services, and Housing Agency and renamed the bureau to the Department of Real Estate. This bill would make conforming and nonsubstantive changes.

This bill contains other related provisions and other existing laws.

SB 807 [Wieckowski D](#) Enforcement of civil rights: Department of Fair Employment and Housing. (Amended: 4/8/2021)

[Leginfo Link](#)

Location: 4/20/2021- SENATE APPR. SUSPENSE FILE

Current: Amended: 4/8/2021

Existing law establishes various civil rights, and authorizes a person denied one of those rights and, for certain rights, specified state and local law enforcement agencies to bring a civil action to enforce that right within a specified amount of time. Existing law, the California Fair Employment and Housing Act (FEHA), establishes the Department of Fair Employment and Housing (DFEH) within the Business, Consumer Services, and Housing Agency under the direction of the Director of Fair Employment and Housing 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. The 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 DFEH. The FEHA requires the DFEH to make an investigation in connection with a filed complaint alleging facts sufficient to constitute a violation of the FEHA, and requires the DFEH to endeavor to eliminate the unlawful practice by conference, conciliation, and persuasion. If conference, conciliation, mediation, or persuasion fails and the DFEH has required all parties to participate in a mandatory dispute resolution, as specified, the FEHA authorizes the director to bring a civil action in the name of the DFEH on behalf of the person claiming to be aggrieved within a specified amount of time. This bill would toll the deadline for the DFEH to file a civil action pursuant to the FEHA while a mandatory or voluntary dispute resolution is pending.

This bill contains other related provisions and other existing laws.

SB 808 [Roth D](#) GO-Biz: Made in California Program. (Amended: 4/7/2021)

[Leginfo Link](#)

Location: 4/19/2021- SENATE APPR.

Current: Amended: 4/7/2021

Existing law establishes the Made in California Program within the Governor’s Office of Business and Economic Development for the purposes of encouraging consumer product awareness and fostering purchases of high-quality products made in this state. Existing law requires, in order to be eligible under the program, a company to establish that the product is substantially made by an individual located in the state and that the finished product could lawfully use a “Made in U.S.A.” label, as provided. This bill would remove the requirement that a company establish that the finished product could lawfully use a “Made in U.S.A.” label in order to be eligible under the program. Existing law requires the office to require each company to register with the office for use of the Made in California label and requires a company filing for registration to submit a qualified third-party certification, as defined, at least once every 3 years, as specified. This bill would remove the requirement that the certification described above be a qualified third-party certification.

SB 809 [Allen D](#) Multijurisdictional regional agreements: housing element. (Amended: 3/10/2021)

[Leginfo Link](#)

Location: 3/18/2021- SENATE HOUSING

Current: Amended: 3/10/2021

The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable and available for residential development that identifies sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels, as specified. This bill would authorize a city or county to satisfy part of its requirement to identify zones suitable for residential development by adopting and implementing a multijurisdictional regional agreement. The bill would require the multijurisdictional regional agreement to clearly establish the jurisdiction that is contributing suitable land for residential development and the jurisdiction or jurisdictions that are contributing funding for that development. The bill would require that a multijurisdictional regional agreement be between 2 or more cities or counties that are located within the same county or within adjacent counties. This bill would require a jurisdiction that is a party to a multijurisdictional regional agreement under these provisions to provide specified information in its housing element, including how the multijurisdictional regional agreement will

satisfy the jurisdiction's housing need for a designated income level. The bill would prohibit the jurisdictions that are a party to a multijurisdictional regional agreement from claiming an aggregate capacity in an amount greater than the actual capacity created by the housing development subject to the agreement.

This bill contains other related provisions.

SB 815 Committee on Agriculture Meat processing establishment, custom livestock slaughterhouse, and poultry plants: licensing and inspectors. (Introduced: 3/2/2021)

[Leginfo Link](#)

Location: 4/15/2021- SENATE APPR.

Current: Introduced: 3/2/2021

The California Meat and Poultry Supplemental Inspection Act requires, until January 1, 2022, each person to be licensed before operating a meat processing establishment or a custom livestock slaughterhouse and sets annual license renewal fees for custom livestock slaughterhouses and meat processing establishments. The act, until January 1, 2022, also establishes application fees for initial and renewal of licenses for livestock meat inspectors and processing inspectors. The act, until January 1, 2022, imposes a penalty on applicants for renewal who fail to pay the renewal fee by the expiration date of the meat processing establishment, custom livestock slaughterhouse, livestock meat inspector, or processing inspector license and provides cause for revocation of the license if the applicant fails to pay the renewal fee, plus the penalty, within 90 days of the license's expiration. Existing law provides for the regulation, inspection, and licensing of poultry plants and for the regulation and licensing of poultry meat inspectors. Existing law, until January 1, 2022, specifies the license application fees for a new, previously unlicensed poultry plant and for a license application submitted upon change of ownership of an existing, previously licensed poultry plant. Existing law, until January 1, 2022, requires that an application for renewal of a license of a poultry plant, accompanied by a specified renewal fee, be made on or before the expiration of the license. This bill would delay the repeal of these licensing fee and inspectors' fee provisions until January 1, 2027.

This bill contains other existing laws.

SCA 2 [Allen D](#) Public housing projects. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 4/29/2021- SENATE E. & C.A.

Current: Introduced: 12/7/2020

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.