

CREIA

Legislative Report

August 24, 2022

AB 87 Committee on Budget Economic relief: COVID-19 pandemic. (Amended: 2/2/2022)

[Leginfo Link](#)

Location: 2/9/2022- SENATE BUDGET & F.R.

Current: Amended: 2/2/2022

(1)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, making expenditures from any fund legally available in order to deal with actual or threatened conditions of the state of emergency. On March 4, 2020, the Governor proclaimed a state of emergency in response to the 2019 novel coronavirus disease (COVID-19) pandemic. Pursuant to specified provisions relating to the prevention and control, the State Public Health Officer ordered all individuals living in the state to stay home or at their place of residence except as needed to maintain continuity of operations of the federal critical infrastructure sectors, as specified. Pursuant to authority under specified provisions of the California Emergency Services Act, the Governor issued Executive Order No. N-33-20 requiring all residents to immediately heed those state public health directives. Existing law, the California Small Business COVID-19 Relief Grant Program, requires the Office of Small Business Advocate within the Governor's Office of Business and Economic Development to allocate grants to qualified small businesses affected by COVID-19 and the related health and safety restrictions, such as business interruptions or business closures incurred as a result of the COVID-19 pandemic, in accordance with specified criteria. This bill would create the California Emergency Relief Fund as a special fund in the State Treasury to provide emergency resources or relief relating to state of emergency declarations proclaimed by the Governor. The bill would transfer from the General Fund to the California Emergency Relief Fund \$150,000,000 for purposes relating to the COVID-19 emergency proclaimed by the Governor on March 4, 2020. The bill would appropriate \$150,000,000 from that fund to the Office of Small Business Advocate for a closed round to fund small business grant applications waitlisted from previous rounds of the California Small Business COVID-19 Relief Grant Program.

AB 147 Ting D Budget Act of 2021. (Amended: 2/2/2022)

[Leginfo Link](#)

Location: 2/9/2022- SENATE BUDGET & F.R.

Current: Amended: 2/2/2022

The Budget Act of 2021 made appropriations for the support of state government for the 2021–22 fiscal year. This bill would amend the Budget Act of 2021 by amending and adding items of appropriation and making other changes. This bill would declare that it is to take effect immediately as a Budget Bill.

AB 154 [Ting D](#) Budget Act of 2022. (Amended: 6/8/2022)

[Leginfo Link](#)

Location: 8/15/2022- SENATE INACTIVE FILE

Current: Amended: 6/8/2022

This bill would make appropriations for the support of state government for the 2022–23 fiscal year. This bill would declare that it is to take effect immediately as a Budget Bill.

AB 193 Committee on Budget Economic development: grant programs and other financial assistance. (Amended: 6/26/2022)

[Leginfo Link](#)

Location: 8/1/2022- SENATE BUDGET & F.R.

Current: Amended: 6/26/2022

(1)The Bergeson-Peace Infrastructure and Economic Development Bank Act (Bank Act) establishes the California Infrastructure and Economic Development Bank (I-Bank) in the Governor’s Office of Business and Economic Development (GO-Biz) 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. The Bank Act, 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. Existing law, the Small Business Financial Assistance Act of 2013 (Small Business Act), establishes the Small Business Expansion Fund, a continuously appropriated fund. This bill would establish a venture capital program within the I-Bank under the Small Business Act to, among other things and to the extent permissible, acquire contract rights, or make loans with respect to investment funds, investment fund management companies, special purpose investment vehicles, trusts, nonprofit entities, small businesses, and other private business entities. The bill would require the Governor to appoint a deputy director for the program. The bill would authorize the fund to be used to make loans, guarantees, and other financial products that may be provided under the program. By expanding the activities of the bank that are funded by continuous appropriation from the expansion fund, the bill would make an appropriation. The California Public Records Act requires state and local agencies to make their records available for public inspection, unless an exemption from disclosure applies. This bill would exempt specified records regarding alternative investments in which the venture capital program invests from the disclosure requirements of the California Public Records Act. 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.

AB 197 Committee on Budget Housing. (Amended: 6/26/2022)

[Leginfo Link](#)

Location: 8/1/2022- SENATE BUDGET & F.R.

Current: Amended: 6/26/2022

(1)Existing law requires the Governor to create the Homeless Coordinating and Financing Council, renamed the California Interagency Council on Homelessness, and specifies the duties of the coordinating council to include creating partnerships among state agencies and departments, local government agencies, and specified federal agencies and private entities, for the purpose of arriving at specific strategies to end homelessness. Existing law establishes the Encampment Resolution Funding program to assist cities, counties, and continuums of care in ensuring the safety and wellness of people experiencing homelessness in encampments, to provide encampment resolution grants to resolve critical encampment concerns and transition individuals

into safe and stable housing, and to encourage a data-informed, coordinated approach to address encampment concerns. Existing law authorizes a continuum of care, city, or county to submit a specified application to the council for a program grant, and requires the council to prioritize funding applicants that demonstrate a commitment to cross-systems collaboration and innovative efforts to resolve encampment issues or have 50 or more individuals living in the encampment. Existing law requires the Homeless Coordinating and Financing Council to administer the program in accordance with a specified timeline, and requires the council to award initial grants by March 1, 2022. Existing law requires grant recipients to provide specified data elements, including health information, in a manner consistent with state and federal law, to their local Homeless Management Information System for tracking in the statewide Homeless Data Integration System. This bill would specify that the provisions described above apply to funding round 1 moneys, defined to mean moneys appropriated for the program in the 2021–22 fiscal year. The bill would require additional funding round moneys, defined as moneys appropriated for the program in or after the 2021–22 fiscal year, to be used for specified purposes, including to fund projects from prior funding rounds that the council determined satisfied applicable program requirements but were not funded in the prior round, and to fund new program grants on a rolling basis, as specified. The bill would require recipients of additional funding round moneys to obligate and expend funds by certain deadlines, as specified. The bill would also require additional information from grantees in the above-described data elements. The bill would also exempt contracts entered into to implement the program from specified contracting requirements. Existing law requires members of the California Interagency Council on Homelessness to serve without compensation, except as specified. Existing law also requires the council to regularly seek guidance from and meet with an advisory committee, as specified. Existing law also authorizes the council to establish working groups, task forces, or other structures to assist in the council’s work, as specified. This bill would require that members of the advisory committee and any council working group receive per diem of \$100 for each day spent in attendance at advisory committee meetings, and would require those members to be reimbursed for traveling and other expenses necessarily incurred in the performance of official duties.

AB 411 [Irwin D](#) Veterans Housing and Homeless Prevention Bond Act of 2022. (Amended: 1/24/2022)

[Leginfo Link](#)

Location: 6/27/2022- SENATE APPR. SUSPENSE FILE

Current: Amended: 1/24/2022

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: 8/12/2022- SENATE DEAD

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: 6/14/2022)

[Leginfo Link](#)

Location: 6/16/2022- SENATE INACTIVE FILE

Current: Amended: 6/14/2022

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. Previously existing law, until January 1, 2022, authorized 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 received gap financing, as defined. Previously existing law required any gap financing to be approved by the housing authority's legislative body, as provided. Previously existing law required 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 reenact the above-described authorization for 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 provided. The bill would require the housing authority to provide a report to the Legislature, as specified, on or before January 1, 2024, and every 2 years thereafter. The bill would repeal these provisions as of January 1, 2027. This bill contains other related provisions.

AB 500 [Ward D](#) Local planning: coastal development: streamlined permitting. (Amended: 8/31/2021)

[Leginfo Link](#)

Location: 9/10/2021- SENATE 2 YEAR

Current: Amended: 8/31/2021

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. The Coastal Act generally requires each local government lying, in whole or in part, within the coastal zone to prepare a local coastal program for that portion of the coastal zone within its jurisdiction. Existing law provides that a local coastal program is not required to include housing policies and programs. This bill would require a local government lying, in whole or in part, within the coastal zone that has a certified land use plan or a fully certified local coastal program to adopt, by January 1, 2024, an amendment to that plan or program, as applicable, specifying streamlined permitting procedures in nonhazardous zones for the approval of (1) accessory dwelling units or junior accessory dwelling units, consistent with specified requirements relating to the rental of those units (2) projects in which a specified percentage of the units will be affordable to lower income households or

designated for supportive housing, as those terms are defined, and (3) Low Barrier Navigation Centers, as defined. The bill would require that the amendment be submitted to, and processed and approved by, the commission consistent with the above-described requirements for the amendment of a local coastal program. The bill would require the local government to include provisions in that amendment for the issuance of administrative permits, coastal development permit waivers, or other streamlined permitting procedures in nonhazardous areas where coastal resources and public access will not be negatively impacted by that development. The bill, by July 1, 2022, would require the commission to provide guidance that includes sample language to all local governments subject to these requirements for use and consideration to comply with the bill's requirements. This bill contains other existing laws.

AB 561 [Ting D](#) Help Homeowners Add New Housing Program: accessory dwelling unit financing. (Amended: 6/13/2022)

[Leginfo Link](#)

Location: 6/16/2022- SENATE B. & F. I.

Current: Amended: 6/13/2022

Existing law establishes the Capital Access Loan Program to assist qualified small businesses in financing the costs of complying with environmental mandates and the remediation of contamination on their properties, which is administered by the California Pollution Control Financing Authority. Under the program, the authority may enter into contracts with participating financial institutions and is required to establish a loss reserve account with each participating financial institution. Under the program, a participating financial institution that experiences a default on a qualified loan enrolled in the Capital Access Loan Program may obtain reimbursement from the authority by submitting a claim for reimbursement for a specified amount of the loss covered by that loan, subject to certain procedures. This bill, upon appropriation by the Legislature, would require the office of the Treasurer to establish and administer the Help Homeowners Add New Housing Program for the purpose of protecting participating financial institutions, as defined, from default on loans provided to a qualified homeowner to construct an accessory dwelling unit. The bill would require the office to establish various program requirements, including, among others, a minimum criteria for qualified loans that may be enrolled, a criteria for a financial institution to participate in the program, and the maximum percentage of the actual loss guaranteed under the program. The bill would authorize the office to contract with any financial institution for the purpose of allowing the financial institution to participate in the program, as specified. The bill would require the office to establish a loss reserve account for each participating financial institution that must consist of specified moneys. The bill would authorize a participating financial institution to enroll qualified loans in the program, subject to specified procedures, in order to obtain protection against default through the program. The bill would require the office to establish a procedure for a participating financial institution to submit a claim for reimbursement of losses incurred as a result of a default of an enrolled loan. This bill contains other related provisions and other existing laws.

AB 676 [Holden D](#) Franchises. (Amended: 5/26/2022)

[Leginfo Link](#)

Location: 8/11/2022- SENATE THIRD READING

Current: Amended: 5/26/2022

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 682 [Bloom D](#) Planning and zoning: density bonuses: shared housing buildings. (Amended: 8/22/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE THIRD READING

Current: Amended: 8/22/2022

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, 10% of the total units of a housing development for rental or sale to lower income households, as defined, or 5% of the total units for rental or sale to very low income households, as defined, and meets other requirements. This bill would provide that a housing development eligible for a density bonus be provided under these provisions includes a shared housing building, as defined, that will contain either 10% of the total units for lower income households or 5% of the total units for very low income households, as described above. The bill would prohibit the city, county, or city and county from requiring any minimum unit size requirements or minimum bedroom requirements in conflict with the bill's provisions with respect to a shared housing building eligible for a density bonus under these provisions. The bill would also make a technical change to the Density Bonus Law by deleting certain duplicative provisions. This bill contains other related provisions and other existing laws.

AB 916 [Salas D](#) Zoning: bedroom addition. (Amended: 8/22/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE THIRD READING

Current: Amended: 8/22/2022

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 reconfiguring existing space to increase the bedroom count within an existing dwelling unit. The bill would apply these provisions only to a permit application for no more than 2 additional bedrooms within an existing dwelling unit. The bill would specify that these provisions are not to be construed to prohibit a local agency from requiring a public hearing for a proposed project that would increase the number of dwelling units within an existing structure. 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 950 [Ward D](#) Department of Transportation: sales of excess real property: affordable housing, emergency shelters, and feeding programs. (Amended: 7/13/2021)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 7/13/2021

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, except the department would be required to file a notice of exemption with the Office of Planning and Research and the county clerk of the county in which the real property is located.

AB 965 [Levine D](#) Building standards: electric vehicle charging infrastructure. (Amended: 6/29/2021)

[Leginfo Link](#)

Location: 9/10/2021- SENATE 2 YEAR

Current: Amended: 6/29/2021

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. Existing law requires the Department of Housing and Community Development to propose to the commission for consideration mandatory building standards for the installation of future electric vehicle charging infrastructure for parking spaces in multifamily dwellings and submit the proposed mandatory building standards. This bill would require the Department of Housing and Community Development to, when considering proposed building standards for future electric vehicle charging infrastructure in existing multifamily dwellings, consider whether electric vehicle charging standards shall only apply to multifamily dwellings or during the time of construction activity requiring a building or electrical permit in order to minimize the cost of installing infrastructure, and whether to require up to 20% of parking spaces in existing multifamily dwellings to support future installation of electric vehicle charging infrastructure. The bill would require 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 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 1037 [Grayson D](#) Infrastructure construction: digital construction management technologies. (Amended: 6/13/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 6/13/2022

Existing law authorizes the Department of Transportation to develop the full potential of all resources and opportunities that are now, and may become, available to the state for meeting California's transportation needs and to plan, design, construct, operate, and maintain those transportation systems that the Legislature has made, or may make, the responsibility of the department. This bill would require the department to develop an implementation plan for the use and integration of digital construction management technologies, as defined, for use on transportation infrastructure projects. The bill would require the implementation plan to include specified milestone goals, including that the department will begin using digital construction management technologies through construction by July 1, 2029. The bill would require the department to submit a report to the Legislature by December 1, 2029, as specified. The bill would repeal these provisions on January 1, 2032.

AB 1072 [Reyes D](#) Small businesses: technical assistance: public contracts. (Amended: 8/1/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 8/1/2022

Existing law, the California Small Business Development Technical Assistance Act of 2022, creates the California Small Business Technical Assistance Program within the California Office of the Small Business Advocate, to assist small businesses through consulting and low-cost training by entering into grant agreements with one or more small business technical assistance centers. Existing law establishes the procedures for application and award of grants under the program, and, among other things, requires the office to evaluate applications received based on prescribed factors. Existing law requires the office to prioritize funding for applications that best meet these factors and give preference to applications that propose new or enhanced services to underserved business groups and businesses in low-wealth, rural, and disaster-impacted communities included in a state or federal emergency declaration or proclamation. Existing law, upon appropriation of funds by the Legislature for the purpose of implementing the act, requires that state funds provided pursuant to the program be used to expand consulting and training services through existing and new centers, as prescribed. This bill would also require the office to give preference to applications that propose new or enhanced services to disadvantaged business enterprises. The bill would additionally authorize the application of state funds pursuant to the program to specified costs related to activities by the applicant to expand or enhance technical assistance to priority small businesses and to specified costs related to the delivery of consulting and training services. This bill contains other related provisions and other existing laws.

AB 1154 [Patterson R](#) California Environmental Quality Act: exemption: egress route projects: fire safety. (Amended: 6/16/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 6/16/2022

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. This bill would, until January 1, 2029, exempt from CEQA egress route projects undertaken by a public agency to improve emergency access to and evacuation from a subdivision without a secondary egress route if the State Board of Forestry and Fire Protection has recommended the creation of a secondary access to the subdivision and certain conditions are met. The bill would require the lead agency to hold a noticed public meeting to hear and respond to public comments before determining that a project is exempt. The bill would require the lead agency, if it determines that a project is not subject to CEQA and approves or carries out that project, to file a notice of exemption with the Office of Planning and Research and with the clerk of the county in which the project will be located.

AB 1172 [O'Donnell D](#) Escrow agents: asset and accounting requirements. (Amended: 5/4/2021)

[Leginfo Link](#)

Location: 7/5/2022- SENATE DEAD

Current: Amended: 5/4/2021

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 1329 [Nazarian D](#) Building codes: earthquakes: functional recovery standard. (Amended: 6/30/2021)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 6/30/2021

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 and the Department of Housing and Community Development to develop, adopt, approve, codify, and publish building standards that would require buildings not already under the authority of a different state agency to be designed and built to a functional recovery standard, as defined, for earthquake loads, as specified. The bill would require the commission and the department 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 1381 [Gallagher R](#) Limited liability companies: statement of information: Secretary of State: notice. (Amended: 6/13/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 6/13/2022

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, 2024, 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, as specified. The bill would also make other conforming changes and remove obsolete language regarding the operative date of these provisions.

AB 1401 [Friedman D](#) Residential and commercial development: remodeling, renovations, and additions: parking requirements. (Amended: 7/5/2021)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 7/5/2021

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 public agency in a county with a population of 600,000 or more 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 1/2 mile, as specified, of public transit, as defined. The bill would prohibit a public agency in a city with of 75,000 or more located in a county with a population of less than 600,000 from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential, commercial, or other development if the project is located within 1/4 mile, as specified, of public transit, as defined. The bill would create authorizations in this regard for a city or a county to which these prohibitions do not apply. The bill, when a project provides parking voluntarily, would authorize a public agency to impose specified requirements on the voluntary parking. 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 supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities, as specified. The bill would exempt certain commercial parking requirements from these provisions if the requirements of the bill conflict with an existing contractual agreement of the public agency that was executed before January 1, 2022, as specified. This bill contains other related provisions and other existing laws.

AB 1410 [Rodriguez D](#) Common interest developments. (Amended: 8/22/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE THIRD READING

Current: Amended: 8/22/2022

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 specified rights of a homeowner. These rights include the right to peacefully assemble, to invite public officials or other speakers to discuss matters of public interest, to distribute literature related to common interest development living, and 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. This bill would prohibit the governing documents from prohibiting a member or resident of a common interest development from using social media or other online resources to discuss specified issues even if the content is critical of the association or its governance, including, among other issues, development living and association elections. The bill would additionally prohibit an association from retaliating against a member or a resident for exercising certain rights, including the right to peacefully assemble or to use social media or other online resources to discuss certain issues. This bill contains other related provisions and other existing laws.

AB 1431 [Frazier D](#) Forestry: forest carbon and resilience goals. (Amended: 7/14/2021)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 7/14/2021

Existing law requires the Department of Forestry and Fire Protection to implement various fire protection programs intended to protect forest resources and prevent uncontrolled wildfires. This bill would establish state goals for fuels treatment, vegetation management, and wildfire risk reduction, including, but not limited to, increasing vegetation management on nonfederal lands and urging the federal government to increase vegetation management on federal lands, as provided, and increasing the pace and scale of home hardening efforts to harden at least 100,000 existing homes per year by 2025. The bill would require that the established vegetation management goals be for activities that improve fire resiliency and reduce fire spread, duration, and intensity, fuel ignitability, or ignition of tree crowns, as applicable, and would require the state to implement, or cause to be implemented, the established vegetation management and home hardening goals in a specified manner, including prioritizing the implementation of these goals in the most vulnerable communities. The bill would require the Natural Resources Agency and the California Environmental Protection Agency, on or before January 1, 2023, and annually thereafter, to submit to the appropriate policy and budget committees of the Legislature a report on the progress made towards achieving those state goals.

AB 1445 [Levine D](#) Planning and zoning: regional housing need allocation: climate change impacts. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/15/2022- SENATE THIRD READING

Current: Amended: 8/11/2022

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 its boundaries, that includes, among other mandatory elements, a housing element. For the 4th and subsequent revisions of the housing element, existing law requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region. Existing law requires the appropriate 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 requires that the final regional housing plan adopted by a council of governments, or a delegate subregion, as applicable, be based on a methodology that includes specified factors, and similarly requires that the department take into consideration specified factors in distributing regional housing need, as provided. Commencing January 1, 2025, this bill would authorize a council of governments, a delegate subregion, or the department, as applicable, to additionally consider among these factors emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change, as provided. This bill contains other existing laws.

AB 1551 [Santiago D](#) Planning and zoning: development bonuses: mixed-use projects. (Enrollment: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY ENROLLMENT

Current: Enrollment: 8/23/2022

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 specified percentages of units for lower income, very low income, or senior citizen housing, among other things, and meets other requirements. Previously existing law, until January 1, 2022, required a city, county, or city and county to grant a commercial developer a development bonus, as specified, when an applicant for approval of a commercial development had entered into an agreement for partnered housing with an affordable housing developer to

contribute affordable housing through a joint project or 2 separate projects encompassing affordable housing. This bill would reenact the above-described provisions regarding the granting of development bonuses to certain projects. The bill would require a city or county to annually submit to the Department of Housing and Community Development information describing an approved commercial development bonus. The bill would repeal these provisions on January 1, 2028. By adding to the duties of local planning officials, this bill would impose a state-mandated local program. 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: 8/11/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 8/11/2022

Existing law, the California Small Business Development Technical Assistance Act of 2022, establishes the California Small Business Development Technical Assistance Program within the California Office of the Small Business Advocate 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. Existing law defines “small business technical assistance center,” for purposes of the program, to include a federal small business technical assistance center or any established nonprofit community-based organization, exempt from federal taxation, which meets specified criteria. This bill would create, under the program, upon appropriation of the necessary funds by the Legislature, a supplemental grant program designated as the Small Business Retention Program. The bill would require the office to establish the Small Business Retention Program to provide grants to small business technical assistance centers for the purpose of supporting the retention of small businesses by leveraging the state’s economic development and small business technical assistance providers, as provided. This bill contains other related provisions.

AB 1624 [Ting D](#) Budget Act of 2022. (Introduced: 1/10/2022)

[Leginfo Link](#)

Location: 1/10/2022- ASSEMBLY BUDGET

Current: Introduced: 1/10/2022

This bill would make appropriations for the support of state government for the 2022–23 fiscal year. This bill contains other related provisions.

AB 1674 [Voepel R](#) Building standards: photovoltaic requirements: accessory dwelling units. (Introduced: 1/20/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 1/20/2022

Existing law, the California Building Standards Law, establishes the California Building Standards Commission within the Department of General Services and requires state agencies that adopt or propose adoption of any building standard to submit the building standard to the commission for approval and adoption. Existing law requires the commission to approve and adopt building standards, to codify those standards in the California Building Standards Code, and to publish, or cause to be published, editions of the code in its entirety once every 3 years. This bill would prohibit an accessory dwelling unit, as defined, from

being considered to be a newly constructed building for purposes of a specified provision of the California Energy Code, which is part of the California Building Standards Code, regarding the photovoltaic requirements for newly constructed buildings that are low-rise residential buildings. The bill would require the State Energy Resources Conservation and Development Commission, commonly known as the Energy Commission, to study exempting accessory dwelling units from specified photovoltaic requirements and make recommendations to the California Building Standards Commission in time for consideration and adoption in the next regularly occurring California Building Standards Code adoption cycle.

AB 1702 [Levine D](#) Sales and Use Tax Law: exemptions: COVID-19 prevention and response goods. (Amended: 3/22/2022)

[Leginfo Link](#)

Location: 2/3/2022- ASSEMBLY REV. & TAX

Current: Amended: 3/22/2022

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 would exempt from those taxes, until January 1, 2025, the gross receipts from the sale of, and the storage, use, or other consumption of, COVID-19 prevention and response goods, as defined. This bill contains other related provisions and other existing laws.

AB 1717 [Aguiar-Curry D](#) Public works: definition. (Amended: 5/19/2022)

[Leginfo Link](#)

Location: 8/11/2022- SENATE THIRD READING

Current: Amended: 5/19/2022

Existing law requires that, except as specified, not less than the general prevailing rate of per diem wages, determined by the Director of Industrial Relations, be paid to workers employed on public works projects. Existing law defines the term “public works” for purposes of requirements regarding the payment of prevailing wages to include construction, alteration, demolition, installation, or repair work done under contract and paid for using public funds, except as specified. Existing law makes a willful violation of laws relating to the payment of prevailing wages on public works a misdemeanor. This bill would expand the definition of “public works” to include fuel reduction work done under contract and paid for in whole or in part out of public funds performed as part of a fire mitigation project, as specified. By expanding the scope of a crime, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 1738 [Boerner Horvath D](#) Building standards: installation of electric vehicle charging stations: existing buildings. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/15/2022- SENATE THIRD READING

Current: Amended: 8/11/2022

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. This bill would, commencing with the next triennial edition of the California Building Standards Code, require the commission and the Department of Housing and Community Development to research and develop, and

authorize the commission and department to propose for adoption, mandatory building standards for the installation of electric vehicle charging stations with low power level 2 or higher electric vehicle chargers in existing multifamily dwellings, hotels, motels, and nonresidential development during certain retrofits, additions, and alterations to existing parking facilities that are issued permits on and after the effective date of those building standards, as specified. This bill contains other related provisions and other existing laws.

AB 1747 [Quirk D](#) Contractors: disciplinary action. (Enrollment: 8/22/2022)

[Leginfo Link](#)

Location: 8/22/2022- ASSEMBLY ENROLLMENT

Current: Enrollment: 8/22/2022

Existing law provides for the licensure and regulation of contractors by the Contractors State License Board. Under existing law, 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. Existing law provides for related disciplinary proceedings, requires the board to promulgate regulations covering the assessment of civil penalties under those disciplinary provisions, and authorizes a civil penalty not to exceed \$30,000 for specified violations. This bill would provide that the list of violations that constitute cause for a disciplinary action by the board includes a willful or deliberate disregard of any state or local law relating to the issuance of building permits, and would authorize a civil penalty not to exceed \$30,000 for any violation included on that above-specified list.

AB 1748 [Seyarto R](#) Exempt surplus land: regional housing need. (Amended: 4/6/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Amended: 4/6/2022

Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines “surplus land” for these purposes to mean land owned in fee simple by any local agency for which the local agency’s governing body takes formal action declaring that the land is surplus and is not necessary for the agency’s use. Existing law provides that an agency is not required to follow the requirements for disposal of surplus land for “exempt surplus land,” except as provided. Existing law categorizes as “exempt surplus land,” surplus land that a local agency is transferring to another local, state, or federal agency for the agency’s use. This bill would add to the definition of “exempt surplus land,” surplus land that is zoned for a density of up to 30 residential units, if residential properties within a radius of 500 feet of the site are zoned to have an allowable density of fewer than 30 dwelling units per acre and the most recent annual progress report, as described, submitted by the city or county that owns the surplus land shows that the total number of low-income and very low income housing units built within the city or county meets or exceeds proportionate annual progress toward the number of those housing units needed to meet the city’s or county’s share of regional housing need for the 6th cycle of its housing element, as described. This bill contains other existing laws.

AB 1751 [Daly D](#) Workers’ compensation: COVID-19: critical workers. (Amended: 8/1/2022)

[Leginfo Link](#)

Location: 8/11/2022- SENATE THIRD READING

Current: Amended: 8/1/2022

Existing law establishes a workers' compensation system, administered by the Administrative Director of the Division of Workers' Compensation, to compensate an employee, as defined, for injuries sustained in the course of employment. Existing law creates a disputable presumption that specified injuries sustained in the course of employment of a specified member of law enforcement or a specified first responder arose out of and in the course of the employment. Existing law governs the procedures for filing a claim for workers' compensation, including filing a claim form, and provides that an injury is presumed compensable if liability is not rejected within 90 days after the claim form is filed, as specified. Existing case law provides for how certain presumptions may be rebutted. Existing law defines "injury" for an employee to include illness or death resulting from the 2019 novel coronavirus disease (COVID-19) under specified circumstances, until January 1, 2023. Existing law create a disputable presumption, as specified, that the injury arose out of and in the course of the employment and is compensable, for specified dates of injury. Existing law requires an employee to exhaust their paid sick leave benefits and meet specified certification requirements before receiving any temporary disability benefits or, for police officers, firefighters, and other specified employees, a leave of absence. Existing law also make a claim relating to a COVID-19 illness presumptively compensable, as described above, after 30 days or 45 days, rather than 90 days. Existing law, until January 1, 2023, allows for a presumption of injury for all employees whose fellow employees at their place of employment experience specified levels of positive testing, and whose employer has 5 or more employees. This bill would extend the above-described provisions relating to COVID-19 until January 1, 2025. This bill contains other existing laws.

AB 1755 [Levine D](#) Homeowners' insurance: home hardening. (Amended: 3/8/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 3/8/2022

Existing law creates the Department of Insurance to regulate the business of insurance. Existing law generally regulates classes of insurance, including homeowners' insurance. Existing law prohibits an insurer, for one year after the declaration of a state of emergency, from canceling or refusing to renew a residential property insurance policy solely because the property is in an area in which a wildfire occurred. This bill would require an admitted insurer licensed to issue homeowners' insurance policies to issue a policy to a homeowner who has hardened their home against fire, as specified, regardless of the home's location, on and after January 1, 2025, and would require an insurer to make conforming changes to its internet website and print materials on or before July 1, 2025. The bill would create the Wildfire Protection Grant Program, under which the department would be required to award grants of up to \$10,000 each to help homeowners pay for costs associated with wildfire mitigation improvements. The bill would require the department to promulgate regulations to administer the Wildfire Protection Grant Program.

AB 1761 [Voepel R](#) Employment: flexible work schedules. (Introduced: 2/2/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/2/2022

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 2022. 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 1802 [Maienschein D](#) Limited liability companies. (Chaptered: 6/21/2022)

[Leginfo Link](#)

Location: 6/16/2022- ASSEMBLY CHAPTERED

Current: Chaptered: 6/21/2022

Existing law, the California Revised Uniform Limited Liability Company Act, authorizes one or more persons to form a limited liability company by, among other things, signing and delivering articles of organization to the Secretary of State. Under existing law, a limited liability company is a member-managed limited liability company unless the articles of organization contain a statement that the limited liability company is to be manager managed. Existing law provides for filing a certificate of cancellation of the articles of organization in specified circumstances. Existing law, except as specified, authorizes managers or specified other persons, as applicable, to wind up the affairs of the limited liability company. Existing law provides that a limited liability company that has filed a certificate of cancellation continues to exist for limited purposes, including the purpose of winding up its affairs. Existing law requires those persons winding up the affairs of the limited liability company to give written notice of the commencement of winding up by mail to creditors and claimants. Existing law requires that any assets inadvertently or otherwise omitted from the winding up continue in the canceled limited liability company for the benefit of the persons entitled to those assets upon cancellation, and, on realization, be distributed accordingly. Existing law, except as specified, requires the managers of a limited liability company or certain other persons, as applicable, to file with the Secretary of State a certificate of cancellation of articles of organization upon the completion of the winding up of the affairs of the limited liability company under existing law. This bill would specifically require that omitted assets be used to discharge unsatisfied liabilities, if any, known to the company, and that any excess be distributed to the members. If assets are omitted from the winding up, the bill would authorize any person authorized to wind up the affairs of a limited liability company that has filed a certificate of cancellation to use the assets to discharge the liabilities of the limited liability company and distribute any remaining assets to the members. The bill would correct certain cross-references relating to the dissolution, distribution, and winding up procedures.

AB 1818 [Nguyen R](#) Worker classification: employees and independent contractors: licensed manicurists. (Introduced: 2/7/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/7/2022

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. Existing law exempts specified occupations and business relationships from the application of the ABC test described above. Existing law, instead, provides that these exempt relationships are governed by the multifactor test previously adopted in the case of *S. G. Borello & Sons, Inc. v. Department of Industrial Relations* (1989) 48 Cal.3d 341. These exemptions include services provided by a licensed manicurist, subject to the manicurist meeting specified conditions. Existing law makes this exemption for licensed manicurists

inoperative on January 1, 2025. This bill would delete the January 1, 2025, inoperative date, thereby making licensed manicurists subject to this exemption indefinitely. This bill contains other existing laws.

AB 1830 [Seyarto R](#) Planning and zoning: housing element: rezoning of sites. (Amended: 4/18/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Amended: 4/18/2022

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 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 household income levels, as provided, existing law requires that the local government rezone sites within specified time periods. If the local government fails to adopt a housing element that the Department of Housing and Community Development has found to be in substantial compliance with specified law within 120 days of the statutory deadline for adoption of the housing element, existing law requires the local government to complete this rezoning no later than one year from the statutory deadline for adoption of the housing element. This bill would extend the above-described one-year deadline to complete this rezoning of sites, for a local government that has failed to adopt a housing element found to be in substantial compliance, to one year and 6 months for the first instance that the requirement applies.

AB 1837 [Bonta, Mia D](#) Residential real property: foreclosure. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/15/2022- SENATE THIRD READING

Current: Amended: 8/11/2022

Existing law prescribes various requirements to be satisfied before the exercise of a power of sale under a mortgage or deed of trust and prescribes a procedure for the exercise of that power. Existing law authorizes a trustee, or their agent or successor in interest, upon the sale of property pursuant to a power of sale, to demand and receive from a beneficiary, or their agent or successor in interest, or deduct from the proceeds of the sale, specified reasonable costs and expenses that are actually incurred in enforcing the terms of the obligation and trustee's or attorney's fees. Existing law, until January 1, 2026, requires a specified notice to tenants and prescribes a process in connection with a trustee's sale of property under a power of sale contained in a deed of trust or mortgage on real property containing 1 to 4 residential units, inclusive. Under existing law, if a prospective owner-occupant, as defined, is the last highest bidder, the date upon which specified conditions required of the bidder at the trustee sale to become final are met. This bill would revise the process described above and extend its operation and the operation of the related provisions described above until January 1, 2031, and make conforming changes. The bill would revise the definition of an eligible tenant buyer to, among other things, also describe natural people who are occupying property under a rental or lease agreement with a mortgagor's or trustor's predecessor in interest. The bill would also revise the definitions of an eligible nonprofit corporation and limited liability company for purposes of making them eligible bidders. The bill would expand affidavit and declaration requirements for eligible bidders if they are winning bidders to address new requirements that the bill would impose regarding the use of properties as affordable housing and the treatment of tenants following purchase. By extending the operation of the provisions described above, and by expanding the requirements for affidavits and declarations provided under penalty of perjury, the bill would expand the definition of a crime, thus imposing a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 1839 [Choi R](#) Property tax: tax-defaulted property sales. (Amended: 3/22/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 3/22/2022

Existing law governs the sale to certain entities of a property that has been tax defaulted for 5 years or more, or 3 years or more, as applicable, in an applicable county, including by authorizing the state, county, any revenue district the taxes of which on the property are collected by county officers, or a redevelopment agency created pursuant to the California Community Redevelopment Law, to purchase the property or any part thereof, as prescribed. Existing law also authorizes a nonprofit organization to purchase, with the approval of the board of supervisors of the county in which it is located, a residential or vacant property that has been tax-defaulted for 5 years or more, or 3 years or more if the property is subject to a nuisance abatement lien, as prescribed. Existing law requires the sales price of a property sold pursuant to the provisions described or referenced above to include certain amounts, including all defaulted taxes and assessments and all associated penalties and costs. This bill would prohibit a property or property interest from being offered for sale under the provisions described above if that property or property interest has not been offered for sale under the provisions described below. This bill contains other related provisions and other existing laws.

AB 1858 [Quirk-Silva D](#) Substandard buildings. (Introduced: 2/8/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Introduced: 2/8/2022

Existing law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law requires, for those purposes, that any building, including any dwelling unit, be deemed to be a substandard building when a health officer determines that any one of specified listed conditions exists to the extent that it endangers the life, limb, health, property, safety, or welfare of the public or its occupants. This bill would instead specify that a building be deemed a substandard building when a health officer determines that any of those listed conditions exist to the extent that it endangers the life, limb, health, property, safety, or welfare of the occupants of the building, nearby residents, or the public. The bill would clarify that the term “substandard building” for purposes of the State Housing Law means a residential building or any other building that is deemed to be substandard pursuant to the provisions described above, and would clarify that standard applies regardless of the zoning designation or approved use of the building. The bill would make conforming changes to this effect. This bill contains other related provisions and other existing laws.

AB 1864 [Gipson D](#) Income taxation: credits: small business employers. (Amended: 4/18/2022)

[Leginfo Link](#)

Location: 3/24/2022- ASSEMBLY REV. & TAX

Current: Amended: 4/18/2022

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill, under both laws, for taxable years beginning on or after January 1, 2023, and before January 1, 2028, would allow a credit against those taxes to qualified small business employers in an amount equal to \$434 for each newly hired employee, as specified, whose permanent place of residence is within a 5-mile radius of the employee’s primary worksite. This bill contains other related provisions and other existing laws.

AB 1867 [Lee D](#) School facilities: modernization projects: bathrooms. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 8/11/2022

Existing law, the Leroy F. Greene School Facilities Act of 1998 (the Greene Act), requires the State Allocation Board to allocate to applicant school districts prescribed per-unhoused-pupil state funding for the construction and modernization of school facilities, including hardship funding, and supplemental funding for site development and acquisition. This bill would require a school district, county office of education, or charter school that intends to seek state funding pursuant to the Greene Act for a school modernization project for a school facility constructed before January 1, 2012, to include, as part of the modernization project submitted to the Division of the State Architect, faucet aerators and water-conserving plumbing fixtures in all bathrooms. The bill would provide that these provisions apply only to those projects submitted to the Division of the State Architect beginning 3 months after voters approve a statewide general obligation bond that provides funds for certain school facilities at a statewide election occurring after November 1, 2022. The bill also would provide that these provisions apply only to those projects that contain an existing faucet or water plumbing fixture in the space to be modernized or repaired and propose to modernize or repair the interior of a school building and do not apply to projects that only propose to repair or make alterations to the exterior of a school building, the school grounds, or the playing fields of a school. The bill also would provide that these provisions do not apply to bathrooms that already contain both faucet aerators and water-conserving plumbing fixtures at the time the modernization project is submitted.

AB 1873 [Boerner Horvath D](#) Personal Income Tax Law: Corporation Tax Law: credits: electric vehicle charging stations. (Introduced: 2/8/2022)

[Leginfo Link](#)

Location: 2/18/2022- ASSEMBLY REV. & TAX

Current: Introduced: 2/8/2022

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, 2025, and before January 1, 2030, in an amount equal to 40% of the amount paid or incurred in qualified costs by a qualified taxpayer during the taxable year for the installation of specified electric vehicle supply equipment in a covered multifamily dwelling, subject to certain maximum credit amounts. The bill would define various terms for these purposes. The bill would repeal these provisions as of December 1, 2030. This bill contains other related provisions and other existing laws.

AB 1874 [Smith R](#) Contractors: unlicensed work. (Introduced: 2/8/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/8/2022

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, instead, authorize a person who is not

licensed as a contractor to advertise for construction work or a work of improvement covered by existing law if the aggregate contract price for labor is less than \$500, and the person states in the advertisement that they are not a licensed contractor. This bill contains other existing laws.

AB 1886 [Cooper D](#) Public works: definition. (Introduced: 2/8/2022)

[Leginfo Link](#)

Location: 6/28/2022- SENATE THIRD READING

Current: Introduced: 2/8/2022

Existing law requires that, except as specified, not less than the general prevailing rate of per diem wages, determined by the Director of Industrial Relations, be paid to workers employed on public works projects. Existing law defines the term "public works" for purposes of requirements regarding the payment of prevailing wages to include construction, alteration, demolition, installation, or repair work done under contract and paid for using public funds, except as specified. Existing law makes a willful violation of laws relating to the payment of prevailing wages on public works a misdemeanor. This bill would expand the definition of "public works" to include street sweeping maintenance performed for the preservation, protection, and keeping of any publicly owned or publicly operated street, road, or highway done under contract and paid for in whole or in part out of public funds. By expanding the scope of a crime, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 1890 [Choi R](#) Income taxes: credits: COVID-19 supplemental paid sick leave. (Amended: 4/19/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 4/19/2022

The Personal Income Tax Law and Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill, for taxable years beginning on or after January 1, 2021, and before January 1, 2023, would allow a credit against the taxes imposed by those laws to employers, as specified, for the expenses of complying with specified COVID-19 supplemental paid sick leave requirements. This bill contains other related provisions and other existing laws.

AB 1910 [Garcia, Cristina D](#) Publicly owned golf courses: conversion: affordable housing. (Introduced: 2/9/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Introduced: 2/9/2022

Existing law establishes the Department of Housing and Community Development and requires it to, among other things, administer various programs intended to fund the acquisition of property to develop or preserve affordable housing. This bill would, upon appropriation by the Legislature, require the department to administer a program to provide incentives in the form of grants to local agencies that enter into a development agreement to convert a golf course owned by the local agency into housing and publicly accessible open space, as specified. This bill would require the department to award funding in accordance with the number of affordable units a local agency proposes to construct.

AB 1911 [Gabriel D](#) Income taxes: credits: low-income housing. (Amended: 4/19/2022)

[Leginfo Link](#)

Location: 5/18/2022- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 4/19/2022

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill, for taxable years beginning on or after January 1, 2023, and before January 1, 2028, would allow a credit against those taxes to a taxpayer that is transferred, and allocated, credits pursuant to the sale of a specified multifamily rental housing development to a qualified developer, that has received a credit reservation from the California Tax Credit Allocation Committee, in specified amounts. The bill would define a qualified developer for purposes of this bill, in part, as a specified entity that commits, at application to the committee and under penalty of perjury, to employing a tax credit reservation allowed by the bill in the acquisition of a qualified development. By expanding the crime of perjury, this bill would impose a state-mandated local program. The bill would require the credits to be reserved on a first-come-first-served basis. The bill would limit the aggregate amount of credit that may be allocated by the committee, as provided. The bill would also provide that the credit amount shall be \$0 for each taxable year beginning on or after January 1, 2023, and before January 1, 2028, unless otherwise specified in a bill providing for appropriations related to the Budget Act. This bill contains other related provisions and other existing laws.

AB 1932 [Daly D](#) Public contracts: construction manager at-risk construction contracts. (Enrollment: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY ENROLLMENT

Current: Enrollment: 8/23/2022

Existing law authorizes, until January 1, 2023, a county, with approval of the board of supervisors, or a public entity, of which the members of the county board of supervisors make up the members of the governing body of that public entity, with the approval of its governing body, to utilize construction manager at-risk construction contracts for the erection, construction, alteration, repair, or improvement of any infrastructure, owned or leased by the county, subject to certain requirements, including that the method may only be used for projects that are in excess of \$1,000,000. This bill would extend those provisions until January 1, 2029, and would also make a nonsubstantive change.

AB 1933 [Friedman D](#) Property taxation: welfare exemption: nonprofit corporation: low-income families. (Amended: 6/28/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 6/28/2022

Existing property tax law, in accordance with the California Constitution, provides for a “welfare exemption” for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. Existing property tax law states that property is within that welfare exemption if the property is owned and operated by a nonprofit corporation, otherwise qualifying for the welfare exemption, that is organized and operated for the specific and primary purpose of building and rehabilitating single or multifamily residences for sale at cost to low-income families, with financing in the form of a zero interest rate loan and without regard to religion, race, national origin, or the sex of the head of household. This bill would also provide, for lien dates occurring on or after January 1, 2023, and before January 1, 2028, that property is fully exempt from property taxation and is also within that welfare exemption if that property is owned and operated by a nonprofit corporation, as described, that is organized and operated for the specific and primary purpose of building and rehabilitating single or multifamily residential units and the property has units that meet specified requirements. The bill

would limit the exemption to the portion of the property proposed to be built or rehabilitated with units meeting the requirements and would limit, following completion of construction, the exemption to the portion of the property with units that meet the requirements, as specified. The bill would prohibit the denial of this exemption for property not previously designated as open space on the basis that the property does not currently include a single or multifamily residential unit, as described, or a single or multifamily residential unit, as described, that is in the course of construction. This bill contains other related provisions and other existing laws.

AB 1943 [Bigelow R](#) Housing: the Tiny Homes of California Act. (Amended: 3/24/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 3/24/2022

Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency and requires the Department of Housing and Community Development to administer various housing programs, including programs intended to fund the acquisition of property to develop or preserve affordable housing. Existing law establishes various programs intended to address homelessness in this state. This bill would enact the Tiny Homes of California Act and would require the Department of Housing and Community Development, in consultation with the Department of Forestry and Fire Protection, to develop and administer a pilot program, within 5 counties selected by the department, for the construction of tiny homes from lumber harvested from public utilities, landowners, cities, counties, cities and counties, or other local governing bodies. By requiring select counties to participate in the pilot program, this bill would impose a state-mandated local program. The bill would define various terms for these purposes and would repeal the Tiny Homes of California Act on January 1, 2028. This bill contains other related provisions and other existing laws.

AB 1945 [Aguiar-Curry D](#) Affordable Disaster Housing Revolving Development and Acquisition Program. (Introduced: 2/10/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Introduced: 2/10/2022

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. This bill would require the department to establish and administer 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 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 1949 [Low D](#) Employees: bereavement leave. (Amended: 8/16/2022)

[Leginfo Link](#)

Location: 8/17/2022- SENATE THIRD READING

Current: Amended: 8/16/2022

Existing law, commonly known as the California Family Rights Act, which is a part of the California Fair Employment and Housing Act, makes it an unlawful employment practice for an employer, as defined, to refuse to grant a request by an eligible employee to take up to 12 workweeks of unpaid protected leave during any 12-month period for family care and medical leave, as specified. This bill would additionally make it an unlawful employment practice for an employer to refuse to grant a request by an eligible employee to take up to 5 days of bereavement leave upon the death of a family member, as defined. The bill would require that leave be completed within 3 months of the date of death. The bill would require that leave be taken pursuant to any existing bereavement leave policy of the employer. Under the bill, in the absence of an existing policy, the bereavement leave may be unpaid. However, the bill would authorize an employee to use certain other leave balances otherwise available to the employee, including accrued and available paid sick leave. This bill contains other related provisions and other existing laws.

AB 1967 [Daly D](#) Housing Accountability Act: transitional and supportive housing. (Amended: 3/24/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Amended: 3/24/2022

Existing law, the Housing Accountability Act, among other things, prohibits a local agency from disapproving a housing development project that complies with applicable, objective general plan, zoning, and subdivision standards and criteria, or from imposing a condition that it be developed at a lower density, unless the local agency bases its decision on written findings supported by the preponderance of the evidence on the record that specified conditions exist, as provided. That act also prohibits a local agency from disapproving, or from conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes written findings, based on the preponderance of the evidence, that one or more specified conditions exist. The act defines the term “housing development project” for these purposes to mean a use consisting of, among other things, transitional housing or supportive housing. This bill would authorize a local agency to require a conditional use permit for transitional or supportive housing that would have 7 or more residents. This bill would also authorize a local agency to require a distance of ___ feet between two or more housing development projects for transitional or supportive housing, or between housing development projects for transitional or supportive housing and a residential care facility or sober living home.

AB 1976 [Santiago D](#) Planning and zoning: housing element compliance: very low and lower income households. (Amended: 3/17/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 3/17/2022

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 its boundaries. Existing law requires the general plan to include, among other mandatory elements, a housing element, and requires the housing element to include, among other things, an inventory of land suitable and available for residential development. 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 and county, as provided. If the inventory of sites included in a housing element does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to the allocation of regional housing need, existing law requires that the local government rezone sites within specified deadlines. This bill would authorize the department, after notifying the city or county of the violation of the housing

element provision and before notifying the Attorney General, either to complete the rezoning to accommodate 100% of the allocated need for housing for very low and lower income households on behalf of a local government within the Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, or Ventura that failed to complete that rezoning by the required deadline, or to impose administrative civil penalties upon the local government of up to \$10,000 per day until the local government is no longer in violation of state law or the department decides to refer the violation to the Attorney General. The bill would require the department to either rezone or impose those administrative penalties if the local government's failure to rezone persists across more than one cycle of the regional housing needs assessment. The bill would require the department, if it rezones on behalf of the local government, to consider rezoning input from the local government. 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 existing laws.

AB 1978 [Ward D](#) Department of Housing and Community Development: powers. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 8/11/2022

Existing law establishes the Department of Housing and Community Development and requires it to, among other things, administer various programs intended to fund the acquisition of property to develop or preserve affordable housing. Existing law grants the department various powers and duties, including, among other things, the power to provide advice, technical information, and consultative and technical services. This bill would authorize the department, in administering federally funded grant programs administered by the department, to (1) publish a notice of funding availability and application deadlines ahead of, and contingent upon, availability of funding, (2) issue funding to an award recipient up-front rather than as a reimbursement, and (3) provide technical assistance to applicants that meet program submission deadlines to correct technical errors or provide missing information. The bill would require the department to establish and publish on its internet website a tracking system for the programs it administers that provides the deadlines for each step of a program application.

AB 1989 [Quirk D](#) Commercial property insurance: vehicle barrier discount. (Enrollment: 8/16/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY ENROLLED

Current: Enrollment: 8/16/2022

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, including commercial property insurance rates, from being approved or remaining in effect that are excessive, inadequate, unfairly discriminatory, or otherwise in violation of the act. Existing law authorizes an insurer to consider the installation of vehicle barriers as a safety measure and authorizes an insurer to provide or offer a discount on the property owner's insurance covering damage or loss to the covered commercial property or liability arising out of the ownership, maintenance, or use of the commercial property relative to the reduced risk to the property resulting from the installation of the barriers, if the discount provided or offered is consistent with the requirements of Proposition 103. Existing law defines a vehicle barrier for purposes of this provision to mean a safety device that meets, at a minimum, the vehicle impact protection standards as provided by the State Fire Marshal and adopted by the California Building Standards Commission and that is installed to protect persons located within, in, or on the property of, buildings, or to protect pedestrians, from collisions into those buildings by motor vehicles. This bill would include within that definition a vehicle barrier that meets those vehicle impact protection standards and that is installed to protect

persons located in an adjacent outdoor area that is covered by the commercial property insurance policy and that is used for the purpose of outdoor dining, or to protect pedestrians, from collisions into those outdoor areas by motor vehicles. This bill contains other existing laws.

AB 1993 [Wicks D](#) Employment: COVID-19 vaccination requirements. (Introduced: 2/10/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/10/2022

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 the enforcement of civil rights laws with respect to housing and employment. This bill would require an employer to require each person who is an employee or independent contractor, and who is eligible to receive the COVID-19 vaccine, to show proof to the employer, or an authorized agent thereof, that the person has been vaccinated against COVID-19. This bill would establish an exception from this vaccination requirement for a person who is ineligible to receive a COVID-19 vaccine due to a medical condition or disability or because of a sincerely held religious belief, as specified, and would require compliance with various other state and federal laws. The bill would require proof-of-vaccination status to be obtained in a manner that complies with federal and state privacy laws and not be retained by the employer, unless the person authorizes the employer to retain proof. This bill contains other related provisions and other existing laws.

AB 1996 [Cooley D](#) State government: administrative regulations: review. (Introduced: 2/10/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Introduced: 2/10/2022

Existing law, the Administrative Procedure Act, in part, authorizes various state entities to adopt, amend, or repeal regulations for various specified purposes. These rulemaking provisions of the act require the Office of Administrative Law and the state agency proposing to adopt, amend, or repeal a regulation to review the proposed changes for, among other things, consistency with existing state regulations. Existing law requires the office to initiate a priority review of existing regulations when requested by a committee of the Legislature, as specified. This bill would require each state agency to, on or before January 1, 2026, review that agency's regulations, identify any regulations that are duplicative, overlapping, inconsistent, or out of date, to revise those identified regulations, as provided, and report to the Legislature and Governor, as specified. The bill would repeal these provisions on January 1, 2027.

AB 2002 [Villapudua D](#) Mobilehome parks: enforcement: violations. (Amended: 6/20/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 6/20/2022

Existing law, the Mobilehome Parks Act, establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks. Existing law provides for the enforcement of the act by the Department of Housing and Community Development and by every city, county, or city and county,

collectively known as enforcement agencies. Existing law requires an enforcement agency, after conducting an inspection and determining that a violation exists, to issue a notice to correct the violation to the registered owner or occupant, as specified. Existing law requires the department to develop a list of local agencies that have home rehabilitation or repair programs for which registered owners or occupants of manufactured homes and mobilehomes may be eligible, and requires that list to be provided to a registered owner or occupant who receives a notice of violation. This bill would require the department, subject to appropriation by the Legislature for those purposes, to provide grants or other funding mechanisms to registered owners or occupants of mobilehomes or manufactured homes who are unable to afford the repair of their homes as required by the enforcement agency. The bill would establish the Mobilehome Repair Grant Fund in the State Treasury, to be available to the department upon appropriation by the Legislature, for the purposes specified above. This bill contains other related provisions.

AB 2006 [Berman D](#) Regulatory agreements: compliance monitoring. (Amended: 8/18/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 8/18/2022

Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency and makes the department responsible for administering various housing programs throughout the state, including, among others, the Multifamily Housing Program, the Housing for a Healthy California Program, and the California Emergency Solutions Grants Program. 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. Existing law establishes the California Tax Credit Allocation Committee, composed of specified members, and requires that the California Tax Credit Allocation Committee, among other things, allocate specified federal low-income housing tax credits, as provided. This bill, on or before July 1, 2024, would require the Department of Housing and Community Development, the California Housing Finance Agency, and the California Tax Credit Allocation Committee to enter into a memorandum of understanding to streamline the compliance monitoring of affordable multifamily rental housing developments that are subject to a regulatory agreement with more than one of these entities. The bill would require the memorandum of understanding to ensure that only one entity conducts physical inspections for a particular project, eliminate the submission of duplicate information, and provide for an aligned process to obtain specified approvals.

AB 2011 [Wicks D](#) Affordable Housing and High Road Jobs Act of 2022. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/15/2022- SENATE THIRD READING

Current: Amended: 8/11/2022

The Planning and Zoning Law authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process and not subject to a conditional use permit if the development satisfies specified objective planning standards. This bill would create the Affordable Housing and High Road Jobs Act of 2022, which would authorize a development proponent to submit an application for a housing development that meets specified objective standards and affordability and site criteria, including being located within a zone where office, retail, or parking are a principally permitted use, and would make the development a use by right and subject to one of 2 streamlined, ministerial review processes. The bill would require a development proponent for a housing development project approved pursuant to the streamlined, ministerial review process to require, in contracts with construction contractors, that certain wage and labor standards will be met, including a requirement that all construction workers be paid at least the general prevailing rate of wages, as specified. The bill would require

a development proponent to certify to the local government that those standards will be met in project construction. By expanding the crime of perjury, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2013 [Quirk-Silva D](#) California Statewide Housing Plan. (Amended: 3/9/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 3/9/2022

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 requires each update and revision to the plan occurring on or after January 1, 2023, to incorporate specified elements, including an inventory of the number of affordable units needed to meet the state's affordable housing needs for the plan period. The bill would additionally require the plan to include a goal to increase home ownership among people of color in the state of California, as specified.

AB 2021 [Wicks D](#) Property tax sales: access to tax-defaulted property information. (Amended: 6/16/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 6/16/2022

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. This bill would require every tax collector to include specified information on their internet website, including, among other things, information on how to obtain a list of tax-defaulted properties subject to the power sell from the tax collector, a brief description of the format or formats in which the list can be provided, and information on the typical length of time that elapses between a tax collector receiving a complete request for the list and the requestor receiving the list. The bill would specify that these provisions do not apply to a tax collector that maintains a list of all tax-defaulted properties subject to the power to sell on their internet website or internet portal that is freely accessible to public agencies and qualified nonprofit organizations. This bill contains other related provisions and other existing laws.

AB 2050 [Lee D](#) Residential real property: withdrawal of accommodations. (Amended: 4/18/2022)

[Leginfo Link](#)

Location: 6/2/2022- ASSEMBLY INACTIVE FILE

Current: Amended: 4/18/2022

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, when a public entity has a price control system in effect, prohibit an owner of accommodations from filing a notice with a public entity of an intention 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, with specified exceptions, 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 for a period of 10 years from the date the new property is acquired. This bill contains other related provisions and other existing laws.

AB 2053 [Lee D](#) The Social Housing Act. (Amended: 6/23/2022)

[Leginfo Link](#)

Location: 7/5/2022- SENATE DEAD

Current: Amended: 6/23/2022

Existing law establishes the Department of Housing and Community Development and sets forth its powers and duties. Existing law creates a housing authority in each county or city, which functions upon the adoption of a specified resolution by the relevant governing body. Existing law authorizes these housing authorities, within their jurisdictions, to construct, reconstruct, improve, alter, or repair all or part of any housing project. Existing law establishes various programs that provide housing assistance. This bill would enact the Social Housing Act and would create the California Housing Authority, as an independent state body, the mission of which would be to produce and acquire social housing developments for the purpose of eliminating the gap between housing production and regional housing needs assessment targets, as specified. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed by the authority would be owned by the authority. The bill would prescribe the composition of the California Housing Authority Board, which would govern the authority, and would be composed of appointed members and members who are elected by residents of social housing developments, as specified. The bill would prescribe the powers and duties of the authority and the board. The bill would provide that the authority seeks to achieve revenue neutrality, as defined, and would require the authority to seek to recover the cost of development and operations over the life of its properties through the mechanism of rent cross-subsidization, as defined. The bill would require the authority to prioritize the development of specified property, including vacant parcels and parcels near transit, and would prescribe a process for the annual determination of required social housing units. Under the bill, social housing would accommodate a mix of household income ranges and would provide specified protections for residents, who would participate in the operation and management of the units in which they reside. This bill contains other related provisions.

AB 2061 [Ting D](#) Transportation electrification: electric vehicle charging infrastructure. (Amended: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE SECOND READING

Current: Amended: 8/23/2022

Existing law creates the Clean Transportation Program, administered by the State Energy Resources Conservation and Development Commission (Energy Commission), to provide, among other things, competitive grants and revolving loans to specified entities for those entities to develop and deploy innovative technologies that transform California's fuel and vehicle types to help attain the state's climate change policies. Existing law requires the Energy Commission to develop and adopt an investment plan to determine priorities and opportunities for the program. Existing law requires the Energy Commission, in consultation with the State Air Resources Board (state board), as part of the development of the investment plan, to assess whether charging station infrastructure is disproportionately deployed, as specified, and, upon finding disproportionate deployment, to use moneys from the Alternative and Renewable Fuel and Vehicle Technology Fund, as well as other mechanisms, including incentives, to more proportionately deploy new charging station infrastructure, except as specified. This bill would require the Energy Commission, in consultation with the PUC, to develop uptime recordkeeping and reporting standards for electric vehicle

chargers and charging stations by January 1, 2024. The bill would require that the uptime recordkeeping and reporting standards only apply to electric vehicle chargers and charging stations that received an incentive from a state agency or through a charge on ratepayers, apply for a minimum of 6 years, and apply to electric vehicle chargers and charging stations installed on or after January 1, 2024. The bill would authorize the Energy Commission to consider additional reliability metrics, as specified, and require the Energy Commission, in consultation with the PUC, to hold a public workshop to discuss and identify industry best practices and charger technology capabilities that are demonstrated to increase reliability. This bill contains other related provisions and other existing laws.

AB 2063 [Berman D](#) Density bonuses: affordable housing impact fees. (Amended: 4/21/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Amended: 4/21/2022

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. Existing law prohibits affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, from being imposed on a housing development's affordable units. This bill would prohibit affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, from being imposed on a housing development's density bonus units, unless the city, county, or city and county has adopted a local density bonus ordinance or established a local housing program on or before January 1, 2022, that allows for a density bonus of at least 50% for any for-sale or rental housing development containing restricted affordable units that dedicates a specified percentage of units for extremely low, very low, low-, or moderate-income households. By imposing new restrictions on the ability of a local government to impose affordable housing impact fees, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2065 [Rubio, Blanca D](#) Income taxes: net operating losses: businesses. (Amended: 3/17/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 3/17/2022

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, 2022. 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 would, for taxable years beginning on or after January 1, 2023, 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 owned or operated a business 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, 2022. The bill would repeal those provisions on December 1, 2025. This bill contains other related provisions.

AB 2068 [Haney D](#) Occupational safety and health: postings: spoken languages. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/15/2022- SENATE THIRD READING

Current: Amended: 8/11/2022

Existing law grants the Division of Occupational Safety and Health, which is within the Department of Industrial Relations, jurisdiction over all employment and places of employment, with the power necessary to enforce and administer all occupational health and safety laws and standards. The Occupational Safety and Health Standards Board, an independent entity within the department, has the exclusive authority to adopt occupational safety and health standards within the state. Existing law, the California Occupational Safety and Health Act of 1973, requires employers to comply with certain standards ensuring healthy and safe working conditions, as specified, and charges the division with enforcement of the act. Existing law makes certain violations of the act a crime. Existing law requires citations, orders, and special orders issued by the department, in enforcing occupational safety and health standards, to be prominently posted at or near each place a violation referred to in the citation or order occurred, in accordance with specified timeframes and procedures. Existing law makes certain violations of specified posting or recordkeeping requirements enforceable by a civil penalty. This bill would require an employer to post an employee notification containing specified information when the above-described citations or orders are issued. The bill would require this notification, in addition to English, to be made available in specified languages. The bill would make a violation of these provisions enforceable by a civil penalty, as specified. The bill would also include related legislative findings. By expanding the scope of a crime, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2070 [Bauer-Kahan D](#) Fire protection districts: electrical corporations and local publicly owned electric utilities: wildfire mitigation: notice requirements. (Amended: 5/19/2022)

[Leginfo Link](#)

Location: 7/5/2022- SENATE DEAD

Current: Amended: 5/19/2022

Under the Public Utilities Act, the Public Utilities Commission has regulatory authority over electrical corporations, while local publicly owned electric utilities are under the direction of their governing boards. Existing law requires each electrical corporation and local publicly owned electric utility to annually prepare and submit a wildfire mitigation plan, which includes a description of its procedures for notifying customers who may be impacted by the deenergizing of electrical lines. Existing law requires those procedures to direct notification to all affected public safety offices, critical first responders, health care facilities, and operators of telecommunications infrastructure. Existing law prohibits an electrical corporation from recovering a fine or penalty through a rate approved by the commission. This bill would authorize a fire protection district, as defined, to require an electrical corporation or local publicly owned electric utility to notify the district at least 24 hours before performing scheduled, nonemergency hot work, deploying a safety and infrastructure protection team, or performing a prescribed or controlled burn within the district's jurisdiction, except as provided. The bill would subject an electrical corporation that fails to provide that notice to a civil penalty of \$500. This bill contains other related provisions and other existing laws.

AB 2075 [Ting D](#) Energy: electric vehicle charging standards. (Enrollment: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY ENROLLED

Current: Enrollment: 8/23/2022

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 California Building Standards Commission to adopt, approve, codify, and publish mandatory building standards for the installation of future electric vehicle charging infrastructure for parking spaces in multifamily dwellings and nonresidential development, as specified. Existing law requires the California Building Standards Commission and the Department of Housing and Community Development, in proposing and adopting those mandatory building standards, to consult interested parties. This bill would specify the State Energy Resources Conservation and Development Commission (Energy Commission) is an interested party that the California Building Standards Commission and the Department of Housing and Community Development are required to consult with in proposing and adopting those standards. The bill would require the California Building Standards Commission, as part of each triennial California Building Standards Code rulemaking cycle that commences on or after January 1, 2023, to convene a workshop or other collaborative process on electric vehicle charging infrastructure standards, and would require the Energy Commission, as part of its participation in the workshop or collaborative process, to incorporate the most recent update to a specified statewide assessment of electric vehicle charging infrastructure, any relevant electric load forecasts, and the statewide transportation electrification goals, as specified. This bill contains other related provisions and other existing laws.

AB 2097 [Friedman D](#) Residential, commercial, or other development types: parking requirements. (Amended: 8/16/2022)

[Leginfo Link](#)

Location: 8/16/2022- SENATE THIRD READING

Current: Amended: 8/16/2022

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 authorizes the legislative body of a city or a county to adopt ordinances establishing requirements for parking, and 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 public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within 1/2 mile of public transit, as defined. The bill, notwithstanding the above-described prohibition, would authorize a city, county, or city and county to impose or enforce minimum automobile parking requirements on a housing development project if the public agency makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on the public agency's ability to meet its share of specified housing needs or existing residential or commercial parking within 1/2 mile of the housing development. The bill would create an exception from the above-described provision if the housing development project (1) dedicates a minimum of 20% of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities, (2) contains fewer than 20 housing units, or (3) is not subject to parking requirements based on any other state law. The bill would prohibit these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a housing development project that is located within 1/2 mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities. By

changing the duties of local planning officials, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2105 [Smith R](#) Contractors: initial license fee reduction: veterans. (Chaptered: 8/22/2022)

[Leginfo Link](#)

Location: 8/22/2022- ASSEMBLY CHAPTERED

Current: Chaptered: 8/22/2022

Under existing law, the Department of Consumer Affairs is composed of various boards that license and regulate various professions and vocations. Existing law requires a board within the department to expedite, and authorizes a board to assist in, the initial licensure process for an applicant who supplies satisfactory evidence to the board that the applicant has served as an active duty member of the Armed Forces of the United States and was honorably discharged. This bill would require the board to grant a 50% fee reduction for an initial license or registration fee to an applicant who provides specified documentation to the board that the applicant is a veteran who has served as an active duty member of the United States Armed Forces, including the National Guard or Reserve components, and was not dishonorably discharged. This bill contains other existing laws.

AB 2110 [Flora R](#) Alternative workweek schedule: election results: reporting. (Introduced: 2/14/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/14/2022

Under existing law, an alternative workweek schedule proposed by an employer may be adopted through a 2/3 majority vote of the employer's employees in a secret ballot election. Existing law requires the results of that election to be reported by an employer to the Division of Labor Standards Enforcement within 30 days after the results are final. Existing law makes a violation of these provisions punishable as a misdemeanor. This bill would instead require the report by the employer to be provided within 15 days. By decreasing the days to report the election results, this bill would expand an existing crime and would, therefore, result in a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2136 [Cunningham R](#) Construction contract payments: internet website posting. (Introduced: 2/15/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/15/2022

Existing law, the State Contract Act, requires a state agency that maintains an internet website to post specified information relating to construction contracts within 10 days of making a construction contract payment, except as specified. This bill would increase the number of days within which a state agency is required to post the information to its internet website from 10 to 15 days.

AB 2139 [Gallagher R](#) Building standards: local rebuilding plans: state of emergency. (Enrollment: 8/16/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY ENROLLED

Current: Enrollment: 8/16/2022

Existing law establishes a California Building Standards Commission in the Government Operations Agency. Existing law requires only those building standards approved by the commission, and that are effective at the local level at the time an application for a building permit is submitted, to apply to the plans and specifications for, and to the construction performed under, that building permit, except as provided, including for a city or county that has been subject to an emergency proclaimed pursuant to the California Emergency Services Act (CESA). This bill would, until January 1, 2029, and notwithstanding any subsequent updates to building standards approved by the commission, permit an individual submitting a proposed development plan for a residential development to utilize, and require a local agency to allow the utilization of, a template floor plan if certain conditions are met, including that the proposed new development is located on the same parcel that contained a residential building that was damaged or destroyed, prior to January 1, 2020, as a result of a disaster in an area for which a state of emergency was proclaimed by the Governor pursuant to the CESA. By imposing additional duties on local agencies, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2164 [Lee D](#) Disability access: certified access specialist program: funding. (Enrollment: 8/22/2022)

[Leginfo Link](#)

Location: 8/22/2022- ASSEMBLY ENROLLMENT

Current: Enrollment: 8/22/2022

The federal Americans with Disabilities Act of 1990 and the California Building Standards Code require that specified buildings, structures, and facilities be accessible to, and usable by, persons with disabilities. Existing law establishes a Disability Access and Education Revolving Fund, a continuously appropriated fund, within the Division of the State Architect for purposes of increasing disability access and compliance with construction-related accessibility requirements and developing educational resources for businesses to facilitate compliance with federal and state disability laws, as specified. Existing law requires the State Architect to establish and publicize a program for voluntary certification by the state of any person who meets specified criteria as a certified access specialist (CASp), as provided. Existing law, on and after January 1, 2018, and until December 31, 2023, inclusive, requires any applicant for an original or renewal of a local business license or equivalent instrument or permit to pay an additional fee of \$4 for that license, instrument, or permit, or in any city, county, or city and county that does not issue a business license or an equivalent instrument or permit, existing law requires an applicant for a building permit to pay an additional fee of \$4, to be collected by the city, county, or city and county that issued the license, instrument, or permit for specified purposes related to disability access, including the CASp program. Commencing January 1, 2024, that fee is reduced to \$1. Existing law requires a portion of those fees to be deposited in the Disability Access and Education Revolving Fund. This bill would repeal the provision reducing the fee to \$1 commencing January 1, 2024, thereby extending the operation of this fee at the amount of \$4 indefinitely. By expanding the increased fee deposited into the Disability Access and Education Revolving Fund, this bill would make an appropriation. This bill contains other related provisions and other existing laws.

AB 2166 [Mayes I](#) Federal funding: promoting homeownership. (Amended: 4/20/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 4/20/2022

Under existing law governing the Community Development Block Grant Program, the Department of Housing and Community Development is required to distribute federal funds in the form of grants to eligible cities and counties to provide housing and economic development, principally for persons and families of low or moderate income. Existing law requires all funds made available under the program to be utilized to provide decent housing, a suitable living environment, and expanding economic opportunities, consistent with federal requirements. This bill would authorize the Department of Housing and Community Development to prioritize 10% of program funds for down payment assistance. The bill would provide that these requirements be implemented only to the extent that they are consistent with federal requirements. This bill contains other related provisions and other existing laws.

AB 2170 [Grayson D](#) Residential real property: foreclosure sales. (Amended: 6/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 6/23/2022

Existing law prescribes various requirements to be satisfied before the exercise of a power of sale under a mortgage or deed of trust and prescribes a procedure for the exercise of that power. Existing law, until January 1, 2026, prescribes a process in connection with a trustee's sale of property under a power of sale contained in a deed of trust or mortgage on real property containing one to 4 residential units, inclusive, that provides specified bidding priorities to certain parties, including prospective owner-occupants. This bill would prescribe requirements that would apply to sales of real property containing one to 4 residential dwelling units, inclusive, that is acquired through foreclosure under a mortgage or deed of trust by an institution or that is acquired at a foreclosure sale by an institution, as defined. The bill would require the institution, during the first 30 days after a property is listed, as specified, to only accept offers from eligible bidders, as defined, and to respond, in writing, to all offers received from eligible bidders before considering any other offers. This bill contains other related provisions and other existing laws.

AB 2179 [Grayson D](#) COVID-19 relief: tenancy. (Enrollment: 3/31/2022)

[Leginfo Link](#)

Location: 3/31/2022- ASSEMBLY CHAPTERED

Current: Enrollment: 3/31/2022

Existing law, the COVID-19 Tenant Relief Act, until October 1, 2025, establishes procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. The act, among other things, requires that a notice that demands payment of COVID-19 rental debt served pursuant to specified law be modified, as provided. The act requires that a notice that demands payment of rent that came due during the transition time period, as defined, comply with certain requirements, including that the notice include certain text which varies depending on the date that the notice is served. This bill would require notices described above that are served on or after April 1, 2022, and before July 1, 2022, to include certain text. This bill contains other related provisions and other existing laws.

AB 2186 [Grayson D](#) Housing Cost Reduction Incentive Program. (Amended: 8/1/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 8/1/2022

Existing law establishes, among other housing programs, the Multifamily Housing Program, pursuant to 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 development for specified types of housing projects. Existing law, the Mitigation Fee Act, establishes procedures and limitations with respect to the establishment, increase, or imposition of fees, as defined, as a condition of approval of a development project by a local agency, including requiring the local agency to determine the reasonable relationship between the fee's use and the type of development project on which the fee is imposed. This bill would establish the Housing Cost Reduction Incentive Program, to be administered by the department, for the purpose of reimbursing cities, counties, and cities and counties for development impact fee reductions provided to qualified housing developments, as defined, and for the reasonable interest costs associated with impact fee deferrals. Upon appropriation, the bill would require the department to provide grants to applicants in an amount equal to 50% of the amount of development impact fee reduced for a qualified housing development and grants to applicants in an amount equal to the accrued interest on a deferred development impact fee, as provided.

AB 2200 [Arambula D](#) Online Jobs and Economic Support Resource Grant Program. (Amended: 4/7/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Amended: 4/7/2022

Existing law establishes the Employment Development Department within the Labor and Workforce Development Agency and sets forth its powers and duties with respect to job creation activities. This bill would require the department, upon appropriation of funds by the Legislature, to administer the Online Jobs and Economic Support Resource Grant Program, which the bill would create for the purpose of funding inclusive, cross-jurisdictional, and innovative online platforms that support employment and earnings opportunities. The bill would specify the goals of the program, which would include reducing digital infrastructure gaps in employment and training services for individuals who face barriers to employment. The bill would also require the department, before awarding grants under these provisions, to develop and adopt guidelines and policies for the program, including a competitive award process with funding only awarded to applicants meeting specified requirements and conditions. These conditions would include the grant applicant having demonstrated experience serving underresourced populations and individuals with employment barriers. This bill contains other related provisions.

AB 2211 [Ting D](#) Shelter crisis: homeless shelters. (Amended: 5/2/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Amended: 5/2/2022

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 in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis. Existing law, among other things, exempts from the California Environmental Quality Act specified actions by a state agency or a city, county, or city and county relating to land owned by a local government to be used for, or to provide financial assistance to, a homeless shelter constructed pursuant to these provisions, and provides that homeless shelters constructed or allowed pursuant to these shelter crisis declarations are not subject to specified laws, including the Special Occupancy Parks Act. Existing law defines a "homeless shelter" as a facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for people experiencing homelessness that is not in existence after the declared shelter crisis. Existing law provides that a temporary homeless shelter community may include supportive and self-sufficiency development services and

that a homeless shelter includes a parking lot owned or leased by a city, county, or city and county specifically identified as one allowed for safe parking by homeless and unstably housed individuals. Existing law repeals these provisions as of January 1, 2026. This bill would extend the repeal date of these provisions to January 1, 2030. The bill would provide that a city, county, or city and county is in a shelter crisis if the number of unsheltered homeless persons that comprises the total homeless population within the jurisdiction of the city, county, or city and county is greater, as a percentage, than the combined average of the 49 states in the United States not including California, as determined by the Department of Housing and Community Development, as specified. This bill would apply the provisions applicable to a city, county, or city and county that has declared a shelter crisis to those jurisdictions in the above circumstance. This bill would require the department to publish a list of jurisdictions that are in a shelter crisis pursuant to this provision on its internet website. This bill contains other related provisions and other existing laws.

AB 2217 [Reyes D](#) CalHome Program: grant allocation. (Enrollment: 8/16/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY ENROLLED

Current: Enrollment: 8/16/2022

Existing law establishes the CalHome Program, administered by the Department of Housing and Community Development, to support existing home ownership programs aimed at lower and very low income households, among other purposes. Under the CalHome program, the department issues grants and loans to local public agencies and nonprofit corporations for specified purposes, including the construction of home ownership units. This bill would require the department to consider setting higher per-unit and total project allocations based on local development costs when appropriate. The bill would also require the department to consider adjustments to the maximum unit and project allocations for each new round of funding.

AB 2221 [Quirk-Silva D](#) Accessory dwelling units. (Amended: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE SECOND READING

Current: Amended: 8/23/2022

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 ordinance to require an accessory dwelling unit to be either attached to, or located within, the proposed or existing primary dwelling, as specified, or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling. This bill would specify that an accessory dwelling unit that is detached from the proposed or existing primary dwelling may include a detached garage. This bill contains other related provisions and other existing laws.

AB 2224 [McCarty D](#) Real estate: transactions: iBuyers. (Amended: 4/27/2022)

[Leginfo Link](#)

Location: 7/5/2022- SENATE DEAD

Current: Amended: 4/27/2022

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 imposes various requirements on real estate transactions. This bill would require an iBuyer, defined by the bill as a specified online real estate company, to work with a

local real estate broker, as defined, when selling real property in California. The bill would exempt from this requirement the initial sale of real property containing new construction.

AB 2232 [McCarty D](#) School facilities: heating, ventilation, and air conditioning systems. (Amended: 6/28/2022)

[Leginfo Link](#)

Location: 8/11/2022- SENATE THIRD READING

Current: Amended: 6/28/2022

Existing law establishes the California State University, which is administered by the Board of Trustees of the California State University, and the University of California, under the administration of the Regents of the University of California, as segments of public postsecondary education in this state. This bill would require a covered school, defined as a school district, a county office of education, a charter school, a private school, the California Community Colleges, or the California State University, and would request the University of California, to ensure that facilities have heating, ventilation, and air conditioning (HVAC) systems that meet specified minimum ventilation rate requirements, unless the existing HVAC system is not capable of safely and efficiently providing the minimum ventilation rate, in which case the bill would require a covered school, and request the University of California, to ensure that its HVAC system meets the minimum ventilation rates in effect at the time the building permit for installation of that HVAC system was issued. The bill would also require a covered school, and request the University of California, to install filtration that achieves specified minimum efficiency reporting values (MERV) levels, determined by the school to be feasible with the existing HVAC system, as provided. The bill would require, upon the next triennial update of the California Building Standards Code, the California Building Standards Commission and the Division of the State Architect to research, develop, and propose for adoption mandatory standards for carbon dioxide monitors in classrooms of a covered school and the University of California. By imposing new duties on local educational agencies, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2234 [Rivas, Robert D](#) Planning and zoning: housing: postentitlement phase permits. (Amended: 8/18/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE THIRD READING

Current: Amended: 8/18/2022

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 act requires public agencies to approve or disapprove of a development project within certain specified timeframes. Existing law requires a city, county, or special district to provide specified information, including a current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, and an archive of impact fee nexus studies, cost of service studies, or equivalent studies, conducted by the city, county, or special district, on its internet website. The Housing Accountability Act, among other things, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, specified housing development projects, including projects for very low, low, or moderate-income households and projects for emergency shelters, that comply with applicable, objective general plan, zoning, and subdivision standards and criteria in effect at the time the application for the project is deemed complete, unless the local agency makes specified written findings supported by a preponderance of the evidence in the record. The act authorizes a project applicant, a person who would be eligible to apply for residency in the housing development or emergency shelter, or a housing organization to bring a lawsuit to enforce its provisions. This bill would require a local agency to compile a list of information needed to approve or deny a postentitlement phase permit, as defined, to post an example of a complete, approved application and an example of a complete set of postentitlement

phase permits for at least 5 types of housing development projects, as defined, in the jurisdiction, as specified, and to make those items available to all applicants for these permits no later than January 1, 2024. The bill would define “local agency” for these purposes to mean a city, county, or city and county. This bill contains other related provisions and other existing laws.

AB 2244 [Wicks D](#) Religious institution affiliated housing: place of worship. (Chaptered: 7/19/2022)

[Leginfo Link](#)

Location: 7/19/2022- ASSEMBLY CHAPTERED

Current: Chaptered: 7/19/2022

Existing law prohibits a local agency from requiring the replacement of religious-use parking spaces, as defined, that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. Existing law prohibits the number of religious-use parking spaces requested to be eliminated from exceeding 50% of the number that are available at the time the request is made. This bill would clarify that the definition of “religious-use parking spaces” applies to both existing parking spaces and those parking spaces required of a proposed development for a new place of worship. The bill would recast the provisions relating to the elimination of parking spaces to prohibit the number of spaces proposed to be eliminated in the case of a proposal for a newly constructed place of worship from exceeding 50% of the spaces that would otherwise be required. The bill would also prohibit the number of spaces proposed to be eliminated in the case of an existing place of worship from exceeding 50% of the spaces that exist at the time the request is made. The bill would not preclude the enforcement of any requirement otherwise imposed on a new development to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities.

AB 2245 [Ramos D](#) Partition of real property. (Chaptered: 7/1/2022)

[Leginfo Link](#)

Location: 7/1/2022- ASSEMBLY CHAPTERED

Current: Chaptered: 7/1/2022

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. Under the Uniform Partition of Heirs Property Act, specified procedures apply in an action to partition real property that is heirs property, defined as property for which there is no agreement regarding partition in a record 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. This bill would enact the Partition of Real Property Act, which would expand the scope of the Uniform Partition of Heirs Property Act to apply to any real property held in tenancy in common where there is no agreement in a record binding all the cotenants which governs the partition of the property. The bill would make other conforming changes. This bill contains other existing laws.

AB 2258 [Wood D](#) Local government: wildfire safety improvements. (Amended: 4/21/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Amended: 4/21/2022

Existing law, the Improvement Act of 1911, authorizes a public agency, as defined, to determine that it would be convenient, advantageous, and in the public interest to designate an area within which public agency officials and individual property owners may enter into voluntary contractual assessments to finance the installation of specified improvements that are permanently fixed to those owners' real property, as specified. Existing law also authorizes a legislative body of any public agency, defined to mean a city, county, or city and county, that has accepted the designation of very high fire hazard severity zone to designate an area for contractual assessments to finance the installation of wildfire safety improvements, as defined, that are permanently fixed to real property. This bill would expand this authority to public agencies in areas of the state that have been reasonably designated as very high or high fire hazard severity zones by the State Fire Marshal, as specified. The bill would also remove the requirement that wildfire safety improvements be made to existing real property and would authorize a voluntary contractual assessment for wildfire safety improvements to be used to acquire or construct wildfire safety improvements in connection with the rebuilding or reconstruction of property if the wildfire safety improvements are in addition to or an improvement to, and were not part of, the property as it existed immediately prior to the destruction or damage to the property by fire. The bill, except as specified, would also provide that wildfire resiliency and safety improvements that contribute to the defensible space Zone 1 of a property, as specified, are wildfire safety improvements for purposes of those provisions.

AB 2289 [Lee D](#) Wealth Tax: False Claims Act. (Amended: 4/28/2022)

[Leginfo Link](#)

Location: 3/3/2022- ASSEMBLY REV. & TAX

Current: Amended: 4/28/2022

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, 2023, and before January 1, 2025, impose an annual tax at a rate of 1.5% of a resident of this state'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, for taxable years beginning on or after January 1, 2025, impose an annual tax at a rate of 1% of a resident'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, for taxable years beginning on or after January 1, 2025, 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. The bill would require new certifications by taxpayers, made under penalty of perjury. By expanding the crime of perjury, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2290 [Carrillo D](#) Unlawful detainer: civil case records: reports. (Amended: 3/24/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 3/24/2022

Existing law provides summary proceedings for obtaining possession of real property in certain circumstances, including if an owner of real property seeks to displace, on the ground of unlawful detainer, a tenant or lessee of accommodations that the owner has withdrawn from rent or lease. Existing law requires the clerk of the court to allow access to the records of those summary proceedings, as prescribed. This bill would

prohibit the clerk from allowing access to the records of an unlawful detainer action described above, except as prescribed. The bill would require the owner in that case to identify the type of unlawful detainer action in the caption of the owner's complaint. The bill would also require a county to report monthly to the Legislature certain information related to unlawful detainer actions with respect to the preceding month, including the total number of unlawful detainer judgments entered in the county. This bill contains other existing laws.

AB 2295 [Bloom D](#) Local educational agencies: housing development projects. (Amended: 8/1/2022)

[Leginfo Link](#)

Location: 8/9/2022- SENATE THIRD READING

Current: Amended: 8/1/2022

(1)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. Existing law generally requires each local agency to comply with all applicable building ordinances and zoning ordinances of the county or city in which the territory of the local agency is situated, but, among other things, authorizes the governing board of a school district that has complied with specified law, by a 2/3 vote of its members, to render a city or county zoning ordinance inapplicable to a proposed use of property by the school district, unless the proposed use of the property is for nonclassroom facilities, as provided. This bill would deem a housing development project an allowable use on any real property owned by a local educational agency, as defined, if the housing development satisfies certain conditions, including other local objective zoning standards, objective subdivision standards, and objective design review standards, as described. The bill would deem a housing development that meets these requirements consistent, compliant, and in conformity with local development standards, zoning codes or maps, and the general plan. The bill, among other things, would authorize the land used for the development of the housing development to be jointly used or jointly occupied by the local educational agency and any other party, subject to specified requirements. The bill would exempt a housing development project subject to these provisions from various requirements regarding the disposal of surplus land. The bill would make these provisions effective on January 1, 2024, except that the bill would require the Department of Housing and Community Development to provide a specified notice to the planning agency of each county and city on or before January 31, 2023. The bill would repeal its provisions on January 1, 2033.

AB 2298 [Mayes I](#) Recreational water use: wave basins. (Amended: 6/28/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE THIRD READING

Current: Amended: 6/28/2022

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. Existing law, the Permanent Amusement Ride Safety Inspection Program, provides for a state system for the inspection of permanent amusement rides, as defined. This bill would subject 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, to regulation as a permanent amusement ride under the Permanent Amusement Ride Safety Inspection Program. The bill would require the State Department of Public Health to adopt regulations that shall be consistent with the federal Centers for Disease Control and Prevention guidance and that may be modeled upon the sanitation and safety regulations for swimming pools,

but shall be modified to reflect the unique characteristics of a wave basin, including the volume of water, chemical dispersion caused by wave action, and the size of a typical wave basin.

AB 2305 [Grayson D](#) Housing Finance: Coordinated Housing Finance Committee. (Amended: 5/19/2022)

[Leginfo Link](#)

Location: 7/5/2022- SENATE DEAD

Current: Amended: 5/19/2022

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 establish the Coordinated Affordable Housing Finance Committee and would require that the committee be comprised of representatives from HCD, CalHFA, CTCAC, the Treasurer, and the Controller. This bill would require the committee to allocate state-controlled resources for the finance of affordable rental housing, as defined, through a single process and competition. This bill would require the committee to develop an application, threshold requirements, a rating and ranking system, as specified, for applicants seeking these resources. This bill would authorize the committee to adopt, amend, or repeal rules and regulations for the allocation of state-controlled resources for the finance of affordable rental housing that take effect immediately upon adoption. This bill would provide that the adoption, amendment, or repeal of these rules and regulations is not subject to the rulemaking provisions of the Administrative Procedure Act but would require the committee to follow specified procedures pursuant to the adoption of the rules and regulations. This bill would also authorize the committee to adopt, amend, or repeal emergency rules and regulations to implement this chapter that are exempt from the rulemaking provisions of the Administrative Procedures Act, as specified. This bill contains other existing laws.

AB 2310 [Carrillo D](#) Regional housing need allocation. (Introduced: 2/16/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/16/2022

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 its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires each local government to review and revise its housing element, as appropriate, at least as often as required by a prescribed revision schedule. This bill would state the intent of the Legislature in subsequent amendments to amend existing law regarding midcycle adjustment for the regional housing need allocation. This bill contains other existing laws.

AB 2322 [Wood D](#) California building standards: fire resistance: occupancy risk categories. (Enrollment: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY ENROLLED

Current: Enrollment: 8/23/2022

Existing law requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on specified criteria. This bill would require the State Fire Marshal, prior to the next triennial edition of the California Building Standards Code adopted after January 1, 2023, to research and develop, and would authorize the State Fire Marshal to propose to the California Building Standards Commission, mandatory building standards for fire resistance based on occupancy risk categories in very high, high, and moderate California fire severity zones in state responsibility areas, local responsibility areas, and in land designated as a Wildland Urban Interface Fire Area by cities and other local agencies under specified provisions of the California Building Standards Code. The bill would require those building standards to apply to nonresidential, critical infrastructure buildings and to include certain fire rating requirements for structures under specified risk categories. The bill also would require the California Building Standards Commission to consider for adoption the building standards proposed by the State Fire Marshal pursuant to these provisions. This bill contains other existing laws.

AB 2328 [Flora R](#) Local ordinances: home experience sharing. (Introduced: 2/16/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/16/2022

Existing law requires a hosting platform to provide an offer or listing a residence for short-term rental on the hosting platform with a specific notice relating to certain liability considerations and risks of listing the residence. Existing law defines "hosting platform" as a marketplace that is created for the primary purpose of facilitating the rental of a residential unit, as specified. This bill would prohibit a city or county from prohibiting or effectively prohibiting the use of property as a home experience sharing unit. The bill would define "home experience sharing unit" as a privately owned, noncommercial property or residential dwelling unit that is rented partially for a fee for a period of fewer than 18 continuous hours and that does not provide sleeping accommodations to transients. The bill would authorize a city or county to reasonably regulate home experience sharing units to protect the public's health and safety, as specified. This bill contains other related provisions.

AB 2334 [Wicks D](#) Density Bonus Law: affordability: incentives or concessions in very low vehicle travel areas: parking standards: definitions. (Amended: 8/18/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE THIRD READING

Current: Amended: 8/18/2022

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 requires that an applicant agree to, and the city, county, or city and county ensure, the continued affordability of all very low and low-income rental units that qualified the applicant for a density bonus, as provided. Existing law, for developments where 100% of all units are for lower income households, except as provided, requires that rent for 20% of the units be set at an affordable rent and that rent for the remaining units be at an amount consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee (CTCAC). Existing law, with respect to a for-sale unit that qualified the applicant for a density bonus, also requires that the local government enforce an equity sharing agreement, as provided, unless it is in conflict with the

requirements of another public funding source or law. This bill, with respect to the affordability requirements applicable to 100% lower income developments, would instead require the rent for the remaining units in the development be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by CTCAC. The bill, with regard to the enforcement of equity sharing agreements for for-sale units, would also permit the local government to defer to the recapture provisions of the public funding source. The bill would also make a technical change to the Density Bonus Law by deleting duplicative provisions relating to for-sale units subject to the above-described provisions. This bill contains other related provisions and other existing laws.

AB 2339 [Bloom D](#) Housing element: emergency shelters: regional housing need. (Amended: 6/20/2022)

[Leginfo Link](#)

Location: 6/28/2022- SENATE THIRD READING

Current: Amended: 6/20/2022

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 a housing element. Existing law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of a community. Existing law also requires that the housing element include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels. This bill would revise the requirements of the housing element, as described above, in connection with zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The bill would delete language regarding emergency shelter standards structured in relation to residential and commercial developments and instead require that emergency shelters only be subject to specified written, objective standards. The bill would specify that emergency shelters for purposes of these provisions include other interim intervention, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care. This bill contains other related provisions and other existing laws.

AB 2351 [Garcia, Cristina D](#) Solar shade control: notice. (Introduced: 2/16/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/16/2022

Existing law prohibits a person owning or in control of a property from allowing a tree or shrub to be placed or to grow on the property subsequent to the installation of a solar collector on the property of another, if the tree or shrub casts a shadow of a specified size on the collector absorption area during specified times. Existing law authorizes the owner of a property where the solar collector is to be installed to provide, prior to its installation, a written notice by certified mail containing specified information to owners of affected property. This bill would make nonsubstantive changes to the provision authorizing a property owner to provide the written notice.

AB 2357 [Ting D](#) Surplus land. (Amended: 4/5/2022)

[Leginfo Link](#)

Location: 7/5/2022- SENATE DEAD

Current: Amended: 4/5/2022

Existing law prescribes requirements for the disposal of surplus land by a local agency, as defined, and requires, except as provided, a local agency disposing of surplus land to comply with certain notice requirements before 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 that have notified the Department of Housing and Community Development of their interest in surplus land, as specified. 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 defines “exempt surplus land,” for which a local agency is not required to follow the requirements for disposal of surplus land, except as provided, as, among other things, surplus land that is subject to valid legal restrictions that are not imposed by the local agency and that would make housing prohibited, as specified. This bill would also require the department to maintain on its internet website a listing of all entities, including housing sponsors, that have notified the department of their interest in surplus land for the purpose of developing low- and moderate-income housing. This bill contains other related provisions and other existing laws.

AB 2377 [Muratsuchi D](#) Fire prevention: Secretary of the Natural Resources Agency: responsibilities. (Amended: 6/29/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 6/29/2022

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 Secretary of the Natural Resources Agency to be responsible for specified actions as provided, including, in consultation with the State Water Resources Control Board, the Department of Fish and Wildlife, the Department of Forestry and Fire Protection, and the State Board of Forestry and Fire Protection, coordinating and synchronizing all necessary permits and agreements for forest management, wildfire prevention, and fuel reduction.

AB 2386 [Bloom D](#) Planning and zoning: tenancy in common subject to an exclusive occupancy agreement. (Amended: 5/4/2022)

[Leginfo Link](#)

Location: 5/27/2022- ASSEMBLY DEAD

Current: Amended: 5/4/2022

Existing law provides for the adoption and administration of zoning laws, ordinances, rules, and regulations by counties and cities, as specified. 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, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes. This bill, except as specified, would authorize the legislative body of a local agency to regulate by ordinance the design and improvement of any multifamily property held under a tenancy in common subject to an exclusive occupancy agreement, as defined, including by requiring disclosures in the exclusive occupancy agreement and specific physical requirements that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

AB 2395 [Gallagher R](#) Land use: Subdivision Map Act. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/17/2022

The Planning and Zoning Law, among other things, 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 relates to its planning, and provides for the adoption and administration of zoning laws, ordinances, rules, and regulations by counties and cities. The Subdivision Map Act within the Planning and Zoning Law generally requires local agencies to control and regulate the subdivision of parcels of real property. This bill would make nonsubstantive changes to the provision establishing the title of the Subdivision Map Act.

AB 2428 [Ramos D](#) Mitigation Fee Act: fees for improvements: timeline for expenditure. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/17/2022

Existing law, 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. The Mitigation Fee Act also imposes additional requirements for fees imposed to provide for an improvement to be constructed to serve a development project, or which is a fee for public improvements, as specified, including that the fees be deposited in a separate capital facilities account or fund. This bill would require a local agency that requires a qualified applicant, as described, to deposit fees for improvements, as described, into an escrow account as a condition for receiving a conditional use permit or equivalent development permit to expend the fees within 5 years of the deposit. The bill would require any fees not expended within this period to be returned to the qualified applicant. By imposing new duties on local officials, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2430 [Grayson D](#) Tiny homes. (Amended: 4/6/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 4/6/2022

Existing law, the Planning and Zoning Law, contains various provisions addressing housing in California, including, among others, providing for the creation by local ordinance or ministerial approval, as applicable, of accessory dwelling units, as defined. Among other things, existing law requires an ordinance under these provisions to impose standards on accessory dwelling units and require that accessory dwelling units comply with specified requirements, as provided. Existing law requires a permit application for an accessory dwelling unit or a junior accessory dwelling unit be considered and approved ministerially without discretionary review or hearing, as provided. If a local agency has not adopted an ordinance governing accessory dwelling unit creation, existing law requires the local agency to approve or disapprove the application ministerially without discretionary review, as specified. Existing law imposes specified limitations on fees charged for the construction of an accessory dwelling unit. This bill would expand the above-described provisions to additionally provide for the creation of a movable tiny home, in the same manner as an accessory dwelling unit. The bill would define the term "movable tiny home" to mean a separate, independent dwelling unit that meets certain criteria, including that it is no larger than 400 square feet and provides, among other things, living facilities for a household, including permanent provisions for living, sleeping, eating, cooking, and sanitation. The bill would also require that a movable tiny home under these provisions possess certification of compliance with specified standards of the American National Standards Institute. By expanding the duties of

local planning officials with respect to movable tiny homes, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2431 Committee on Banking and Finance Business entities: statement of information: requirements. (Enrollment: 8/22/2022)

[Leginfo Link](#)

Location: 8/22/2022- ASSEMBLY ENROLLMENT

Current: Enrollment: 8/22/2022

The California Revised Uniform Limited Liability Company Act, beginning January 1, 2022, or upon certification by the Secretary of State that California Business Connect is implemented, whichever is earlier, requires every limited liability company and every foreign limited liability company registered to transact intrastate business in California to deliver to the Secretary of State within a specified timeframe a statement of information, as prescribed. Existing law requires the statement of information to contain, among other things, a statement indicating whether any officer or any director, or, in the case of a limited liability company, any member or any manager, has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code. This bill, in the above-described circumstances, would instead require for a manager-managed limited liability company or a manager-managed foreign limited liability company, a statement indicating whether any manager has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, from which no appeal therefrom is pending, for a violation of any wage order or provision of the Labor Code. The bill would require for a member-managed limited liability company, a statement indicating whether any member has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, from which no appeal therefrom is pending, for a violation of any wage order or provision of the Labor Code, unless a written operating agreement limits the members who are agents of the limited liability company for the purposes of its business and affairs to a specified member or members, as provided, in which case the statement would only be required with respect to that specified member or those specified members. The bill would require, for a foreign limited liability that is not managed by a manager or managers, a statement indicating whether any member has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, from which no appeal therefrom is pending, for a violation of any wage order or provision of the Labor Code, unless the member is not an agent of the foreign limited liability company for purposes of its business and affairs, in which case the statement would only be required with respect to that member or those members who are agents of the foreign limited liability company.

AB 2437 [Boerner Horvath D](#) California Pay Our Interns Program. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/17/2022

Existing law establishes the Student Aid Commission as the primary state agency for the administration of state-authorized student financial aid programs available to students attending postsecondary educational institutions in the state. This bill would establish the California Pay Our Interns Program under the administration of the commission to provide grants to eligible recipients, as defined, for internships at offices of the Legislature, Governor, Lieutenant Governor, or any state agency or department. The bill would establish the California Pay Our Interns Fund as the initial depository of all moneys appropriated, donated, or otherwise received for the program, and upon appropriation by the Legislature, would require the commission to distribute moneys in the fund to eligible recipients, as provided.

AB 2439 [Bloom D](#) State property: Department of Motor Vehicles field offices: affordable housing. (Amended: 4/28/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Amended: 4/28/2022

Existing law establishes the Department of General Services in the Government Operations Agency under the control of an executive officer known as the Director of General Services to provide centralized services, including, but not limited to, planning, acquisition, construction, and maintenance of state buildings and property, purchasing, printing, architectural services, administrative hearings, and accounting services. Existing law authorizes the Director of General Services, with the consent of the Department of Motor Vehicles, to lease or exchange, for a term of years, as determined by the director, and for fair market value, specified parcels of real property that are acquired and used by the state for the benefit of the Department of Motor Vehicles, for the purpose of developing mixed public- and private use facilities, subject to specified conditions. This bill would require the Director of General Services, in consultation with the Director of Motor Vehicles and the city in which specified properties are located, to enter into a public-private partnership agreement with a housing developer for the lease for a term of years, as determined by the Director of General Services, of specified parcels of real property that are acquired and used by the state for the benefit of the Department of Motor Vehicles to develop affordable housing and new field offices for the Department of Motor Vehicles, subject to specified conditions. The bill would require the Department of Motor Vehicle to assist the Director of General Services in the fulfillment of these requirements. This bill contains other related provisions and other existing laws.

AB 2445 [Gallagher R](#) California Environmental Quality Act: affordable housing: judicial review: bonds. (Amended: 4/5/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Amended: 4/5/2022

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. Existing law, in a civil action, including an action brought pursuant to CEQA, brought by a plaintiff challenging a housing project that is a development project meeting or exceeding the requirements for low- or moderate-income housing and in bringing the action or seeking relief has the effect of preventing or delaying the project, authorizes the defendant to apply to the court by noticed motion, on specified grounds, for an order requiring the plaintiff to furnish an undertaking as security for costs and damages that may be incurred by the defendant. This bill would authorize the court, upon motion or on its own motion, to require a person seeking judicial review of the decision of a lead agency made pursuant to CEQA to carry out or approve an affordable housing project to post a bond to cover the costs and damages to the affordable housing project incurred by the respondent or real party in interest. This bill contains other existing laws.

AB 2450 [Valladares R](#) Insurance: reporting. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 8/11/2022

Existing law generally regulates classes of insurance, including homeowners' insurance. Existing law creates the Department of Insurance, headed by the Insurance Commissioner. This bill would require the commissioner to convene a working group, on or before July 1, 2023, to study the feasibility, potential implications, and advisability of allowing admitted insurers to offer homeowners' and commercial property insurance policies that include a deductible for covered losses resulting from wildfires. The bill would require the commissioner to identify industries, including, but not limited to, farming, that have struggled to obtain affordable commercial property coverage due to increased wildfire risk and require the working group to study the utility and risks a commercial policy containing a deductible for wildfire losses could have for these industries. This bill contains other related provisions.

AB 2472 [Mullin](#) D Housing. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/17/2022

Existing law declares that the Business, Consumer Services, and Housing Agency, the Department of Housing and Community Development, and the California Housing Finance Agency are responsible for carrying out state housing policies and programs. This bill would make technical, nonsubstantive changes to that provision.

AB 2479 [Wood](#) D Forest restoration and protection: wildfire prevention. (Amended: 4/20/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Amended: 4/20/2022

Existing law declares the policy of the state that the protection and management of natural and working lands is an important strategy in meeting the state's greenhouse gas emissions reduction goals. Existing law requires all state agencies to consider this policy when revising, adopting, or establishing policies, regulations, expenditures, or grant criteria relating to the protection and management of natural and working lands. This bill would require all state agencies, when funding restoration efforts on natural and working lands, to prioritize restoration projects that have a permanent, enforceable mechanism to ensure that the project area will be managed in a manner that maintains the desired conditions and the value of the state's investment. This bill contains other related provisions and other existing laws.

AB 2485 [Choi](#) R California Environmental Quality Act: exemption: emergency shelters and supportive housing. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/17/2022

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. This bill would exempt from the requirements of CEQA emergency shelters and supportive housing, as defined. This bill contains other existing laws.

AB 2490 [Mayes I](#) Fire prevention: electrical transmission or distribution lines: vegetation clearances. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/17/2022

Existing law authorizes a person who owns, controls, operates, or maintains an electrical transmission or distribution line to traverse land as necessary, regardless of land ownership or express permission to traverse land from the landowner, after providing notice and an opportunity to be heard to the landowner, to prune trees to maintain clearances, as provided. This bill would make a nonsubstantive change to this law.

AB 2492 [Grayson D](#) Factory-built housing: qualified manufacturers: incentives. (Amended: 3/24/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 3/24/2022

Existing law, the California Factory-Built Housing Law, provides for the regulation of factory-built housing, as defined, by the Department of Housing and Community Development and requires, among other things, that all factory-built housing sold or offered for sale to first users within this state bear the insignia of approval issued by the department. Existing law, known as the Density Bonus Law, requires a city, county, or city and county to provide a developer that proposes a housing development within the jurisdictional boundaries of that city, county, or city and 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 construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents and meets other requirements. Among other things, existing law requires a city, county, or city and county to provide a density bonus under these provisions if the developer agrees to construct a housing development in which at least 5% of the total units of a housing development are for rental or sale to very low income households or at least 10% of the total units are for rental or sale to lower income households, as specified. This bill would grant certain benefits to a factory-built housing development, as defined, that is manufactured by a qualified manufacturer. In this regard, the bill would require a qualified manufacturer to satisfy certain conditions, including, among other things, providing medical coverage to all of its employees and entering into and abiding by the terms of a labor peace agreement. This bill contains other related provisions and other existing laws.

AB 2503 [Garcia, Cristina D](#) Landlords and tenants: California Law Revision Commission: study. (Amended: 8/1/2022)

[Leginfo Link](#)

Location: 8/9/2022- SENATE THIRD READING

Current: Amended: 8/1/2022

Existing law generally regulates the relationship between parties to a lease of real property. Existing law refers to the lessor of real property variously as, among other terms, “landlord” or “lessor” and refers to the lessee of real property variously as, among other terms, “tenant” or “lessee.” Existing law creates the California Law Revision Commission and requires the commission to, among other things, examine the common law and

statutes of the state and judicial decisions for the purpose of discovering defects and anachronisms in the law and recommending needed reforms. This bill would require the commission to, on or before December 31, 2024, deliver to the Legislature a study regarding, among other things, the establishment of consistent terminology across the California codes to describe the parties to an agreement, lease, or other contract for the rental of residential real property, including in mobilehome parks, that meets certain criteria, specifically, among other things, that the study addresses whether the continued use of the terms “landlord” and “tenant,” including related terms including “cotenant” and “subtenant,” is useful and appropriate in code provisions that involve the rental of residential real property.

AB 2513 [Grayson D](#) Construction defects: insurance. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/17/2022

Existing law prescribes definitions and requirements for certain civil actions relating to construction defect litigation and limits claims against a builder, as specified, a general contractor, subcontractor, material supplier, individual product manufacturer, or design professional to violations of specified standards. This bill would state the intent of the Legislature to enact legislation that would incentivize the construction of housing and promote homeownership by addressing the costs of insurance coverage related to construction defect liability.

AB 2531 [Grayson D](#) Housing data: collection and reporting. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/17/2022

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

AB 2536 [Grayson D](#) Development fees: impact fee nexus studies: connection fees and capacity charges. (Chaptered: 7/19/2022)

[Leginfo Link](#)

Location: 7/19/2022- ASSEMBLY CHAPTERED

Current: Chaptered: 7/19/2022

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 local agency that conducts an impact fee nexus study to follow certain standards and practices, as specified. Existing law also requires a local agency to hold at least one open and public meeting prior to levying a new fee or service charge, as specified. This bill would require a local agency, prior to levying a new fee or capacity charge or approving an increase in an existing fee or capacity charge, to evaluate the amount of the fee or capacity charge. The bill would require the evaluation to include evidence to support that the fee or

capacity charge does not exceed the estimated reasonable cost of providing service, as specified. The bill would require all information constituting the evaluation to be made publicly available at least 14 days prior to a specified meeting. This bill contains other existing laws.

AB 2539 [Choi R](#) Public health: COVID-19 vaccination: proof of status. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/17/2022

Existing federal law, the Federal Food, Drug, and Cosmetic Act, authorizes the United States Secretary of Health and Human Services to approve new drugs and products, including vaccines, for introduction into interstate commerce, and authorizes the secretary to authorize vaccines for use in an emergency upon declaring a public health emergency. On February 4, 2020, the secretary determined that there is a public health emergency and declared circumstances exist justifying the authorization of emergency use of drugs and biological products. The secretary subsequently authorized the emergency use of 3 vaccines for the prevention of COVID-19, and on August 23, 2021, the secretary approved a vaccine for the prevention of COVID-19. This bill would require a public or private entity that requires a member of the public to provide documentation regarding the individual's vaccination status for any COVID-19 vaccine as a condition of receipt of any service or entrance to any place to accept a written medical record or government-issued digital medical record in satisfaction of the condition, as specified. This bill contains other existing laws.

AB 2560 [Bonta, Mia D](#) Housing: blighted and other property: lists and social equity investor plan. (Amended: 8/1/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 8/1/2022

(1)Existing law, the Planning and Zoning Law, sets forth various requirements relating to the development of property in local jurisdictions. This bill would require a qualified jurisdiction, as defined, to develop, by January 1, 2024, and execute a plan to collaborate with social equity investors, as described. The bill would also require a qualified jurisdiction to compile, by January 1, 2024, a list of properties meeting certain conditions in the prior 3 years and a list of properties that the qualified jurisdiction considers blighted properties, as defined.

AB 2561 [Grayson D](#) Planning and zoning: housing: streamlined, ministerial approval: Benicia Arsenal Historic District. (Amended: 3/17/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Amended: 3/17/2022

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 that the development would not require the demolition of a historic structure that was placed on a national, state, or local historic register. This bill would additionally include as an objective planning standard that the development is not located in the Benicia Arsenal Historic District, as specified.

AB 2589 [Santiago D](#) Earned Income Tax Credit: one-time child tax credit payment. (Amended: 5/19/2022)

[Leginfo Link](#)

Location: 7/5/2022- SENATE DEAD

Current: Amended: 5/19/2022

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. The law provides that the amount of the credit is calculated as a percentage of the eligible individual's earned income and is phased out above a specified amount as income increases and provides alternative calculation factors under specified circumstances. The law requires, for taxable years beginning on or after January 1, 2019, specified earned income amounts, phaseout amounts, and the amount of disqualified income that would disallow this credit to be recomputed annually in the same manner as the recomputation of income tax brackets, as prescribed. This bill, upon appropriation, for each taxable year beginning on or after January 1, 2022, would revise the alternative calculation factors and phaseout amounts and remove the earned income threshold at which the phaseout ends, thereby increasing the amount of eligible taxpayers. This bill contains other existing laws.

AB 2592 [McCarty D](#) Housing: underutilized state buildings. (Enrollment: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY ENROLLMENT

Current: Enrollment: 8/23/2022

Existing law establishes in the state government, in the Government Operations Agency, the Department of General Services and provides that the department is under the control of an executive officer known as the Director of General Services. Existing law requires each state agency annually to review certain proprietary state lands over which it has jurisdiction to determine what land, if any, is in excess of its foreseeable needs and report this in writing to the department. Existing law requires the department to create a database of information on lands identified by a local government as suitable and available for residential development and information regarding the state lands determined or declared excess, as specified. Existing law requires the department to report to the Legislature annually the land declared excess and to request authorization to dispose of the land by sale or otherwise. Existing law authorizes the department to dispose of real property declared surplus by the Legislature, as specified. This bill would require, by January 1, 2024, the department to prepare and report to the Legislature a streamlined plan to transition underutilized multistory state buildings into housing for the purpose of expanding affordable housing development and adaptive reuse opportunities.

AB 2597 [Bloom D](#) Dwelling unit standards: safe indoor air temperatures. (Amended: 6/14/2022)

[Leginfo Link](#)

Location: 7/5/2022- SENATE DEAD

Current: Amended: 6/14/2022

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. In the absence of a designated state agency, the commission is required to adopt specific building standards, as prescribed.

Existing law requires the commission to codify and publish all building standards of adopting agencies or state agencies that propose the building standards and statutes defining building standards into one California Building Standards Code, and further requires the commission to publish, or cause to be published, editions of the code in its entirety once every 3 years. This bill would require the commission, commencing with the next triennial edition of the California Building Standards Code adopted after January 1, 2023, to adopt, approve, codify, and publish mandatory building standards for safe maximum indoor air temperature in newly constructed dwelling units. The bill would require the Department of Housing and Community Development to develop and propose mandatory building standards for safe maximum indoor air temperature in existing dwelling units and would require the department and the commission to consult with stakeholders, as specified, in developing those standards. The bill would also state the intent of the Legislature regarding those standards. This bill contains other existing laws.

AB 2600 [Dahle, Megan R](#) State agencies: letters and notices: requirements. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/18/2022

Existing law requires, among other things, that every state agency that requests on any written form or written publication newly printed on or after July 1, 2014, or through its internet website whether a person is a veteran, to request that information only in a specified format. This bill would require that every state agency, when sending any communication to any recipient, state, in bolded font at the beginning of the communication, whether it requires action on the part of the recipient or serves as notice requiring no action.

AB 2611 [Daly D](#) California family-owned businesses. (Enrollment: 8/16/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY ENROLLED

Current: Enrollment: 8/16/2022

Existing law authorizes state and local entities to regulate businesses within their jurisdiction. Existing law provides various definitions for purposes of the Government Code. This bill would define a California family-owned business for purposes of any provision of the Government Code that explicitly references the definition. The bill would provide legislative findings and declarations regarding California family-owned businesses.

AB 2645 [Rodriguez D](#) Local emergency plans: integration of access and functional needs: community resilience centers. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 8/11/2022

Existing law, the California Emergency Services Act, among other things, creates the Office of Emergency Services, which is responsible for the state's emergency and disaster response services, as specified. Existing law requires the Governor to coordinate the State Emergency Plan and those programs necessary for the mitigation of the effects of an emergency. Existing law requires the governing body of each political subdivision of the state to carry out the provisions of the State Emergency Plan. Existing law grants the Governor certain powers to be exercised in accordance with the State Emergency Plan and programs for the mitigation of the effects of an emergency, including providing for approval of local emergency plans. Existing law requires a county, upon the next update to its emergency plan, to integrate access and functional needs

into its emergency plan by addressing, at a minimum, how the access and functional needs population is served by emergency communications, emergency evacuation for individuals who are dependent on public transportation, and accessible emergency sheltering. This bill would require a county, pursuant to the above-described requirement to integrate access and functional needs into its emergency plan upon the plan's next update, to address specific additional plan elements. The bill would require the plan, with regard to emergency evacuation, to also integrate evacuation and transportation plans to account for local community resilience centers, to ensure that local community resilience centers, as defined, are prepared to serve as communitywide assets during extreme heat events and other disasters, to designate available locations that may be necessary to provide respite to individuals during certain environmental emergencies, and to integrate sheltering plans to account for specified state grant programs relating to community resilience. The bill would require the plan, with regard to emergency sheltering, to also integrate sheltering and transportation plans to account for transportation between community resilience centers and shelters. By increasing the duties of local officials, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2650 [Arambula D](#) The Neng Thao Drowning Prevention Safety Act. (Amended: 4/5/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 4/5/2022

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 authorize specified organizations to provide informational materials, in electronic or hard copy form, to a public elementary school regarding specified topics relating to drowning prevention. The bill would require, beginning with the 2022–23 school year, upon receipt of the informational materials, a public elementary school to provide the informational materials to parents, legal guardians, or caregivers of pupils in kindergarten to grade 3, inclusive, at the time the pupil enrolls at the school and at the beginning of each school year. Because this bill would impose requirements on public elementary schools, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2651 [Petrie-Norris D](#) Property taxes: welfare exemption: community land trust. (Enrollment: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY ENROLLMENT

Current: Enrollment: 8/23/2022

Existing property tax law, in accordance with the California Constitution, provides for a “welfare exemption” for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. This bill would extend the operation of these provisions until January 1, 2027. The bill would make various conforming changes, including with respect to the lien dates for which the exemption applies. The bill would extend the application of the exemption, in the case of property acquired by the community land trust before January 1, 2022, to lien dates occurring on and after January 1 2020, and before January 1, 2027. By extending the application of requirements on local government officials with respect to the exemption provided by this bill, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 2653 [Santiago D](#) Planning and Zoning Law: housing elements. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/15/2022- SENATE THIRD READING

Current: Amended: 8/11/2022

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. Existing law requires the planning agency of a city or county to provide an annual report to the Department of Housing and Community Development by April 1 of each year that includes, among other information, a housing element portion that includes, as provided, the city or county's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints on the maintenance, improvement, development of housing, as specified; the net number of new units of housing; and data from a sample of projects, selected by the planning agency, that were approved to receive a density bonus from the city or county. This bill would require the planning agency to additionally include in its annual report the number of all new housing units, the number of housing units demolished, and data from all projects approved to receive a density bonus from the city or county, as specified. The bill would authorize the Department of Housing and Community Development to request corrections to the housing element portion of an annual report, as specified. The bill would require the planning agency to make the requested corrections within 30 days. The bill would then authorize the department to reject the housing element portion of an annual report if the report is not in substantial compliance with these requirements. If the department rejects the housing element portion of an annual report, the bill would require the department to provide the reasons for the rejection in writing, as specified. By imposing additional duties on the city or county planning agency, this bill would create a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2656 [Ting D](#) Housing Accountability Act: disapprovals: California Environmental Quality Act. (Amended: 8/2/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 8/2/2022

Existing law, the Housing Accountability Act, prohibits a local agency from disapproving a housing development project, as described, unless it makes certain written findings based on a preponderance of the evidence in the record. The act defines "disapprove the housing development project" as including any instance in which a local agency either votes and disapproves a proposed housing development project application, including any required land use approvals or entitlements necessary for the issuance of a building permit, or fails to comply with specified time periods. Existing law, 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 the lead agency proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if the lead agency finds that the project will not have that effect. This bill would define "disapprove the housing development project" as also including any instance in which a local agency fails to issue a project an exemption from CEQA for which it is eligible, as described, or fails to adopt a negative declaration or addendum for the project, to certify an environmental impact report for the project, or to approve another comparable environmental document, if certain conditions are satisfied. Among other conditions, the bill would require a housing development project subject to these provisions to be located within an urbanized area, as defined, and meet or exceed 15 dwelling

units per acre. By imposing additional duties on local officials, the bill would create a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2668 [Grayson D](#) Planning and zoning. (Amended: 8/18/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE THIRD READING

Current: Amended: 8/18/2022

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. Existing law specifies that a development is consistent with the objective planning standards if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards. This bill would clarify that a development subject to these provisions is subject to a streamlined, ministerial approval process, and not subject to a conditional use permit or any other nonlegislative discretionary approval. The bill would specify that a local government is required to approve a development if it determines that the development is consistent with objective planning standards, as specified. This bill contains other related provisions and other existing laws.

AB 2672 [Flora R](#) Fire prevention: defensible space inspections: statewide defensible space and home hardening platform. (Amended: 4/28/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Amended: 4/28/2022

Existing law requires a person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, shrub-covered lands, grass-covered lands, or land that is covered with flammable material, to at all times maintain a defensible space of 100 feet from each side and from the front and rear of the structure, as provided. Existing law requires a seller of real property that is located in a high or very high fire hazard severity zone to provide the buyer documentation stating that the property is in compliance with that defensible space requirement. This bill would authorize the Director of Forestry and Fire Protection, using specified funds, to procure or establish a statewide defensible space and home hardening platform that would allow property owners to support and augment the Department of Forestry and Fire Protection in defensible space inspection requests, as provided. The bill would require the platform to have specified features, including a functionality that would allow for live video and audio interaction between a fire safety official and a property owner. The bill would require the director to establish any necessary quality control measures to ensure that the inspection information that is shared on the platform is accurate, reliable, and auditable. The bill would authorize a seller of real property to use the platform for purposes of providing specified documentation relating to defensible space requirements, as provided. The bill would subject a property owner to a specified civil penalty if the property owner provides false information, omits information requested by a fire safety official, or otherwise seeks to use the platform to provide false or misleading information for the purpose of providing the documentation described above.

AB 2679 [Fong R](#) Fictitious business names: statements: publication. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/18/2022

Existing law requires a person who regularly transacts business in this state for profit under a fictitious business name to file a fictitious business name statement within 40 days of commencing to transact business. Existing law requires the registrant, within 30 days after filing, to cause a statement to be published in a newspaper of general circulation, as prescribed, and to file with the county clerk an affidavit showing the publication of the statement. Existing law provides that the same publication and corresponding affidavit requirements are used upon ceasing to transact business under a fictitious business name and filing a statement of abandonment of use of fictitious business name, and withdrawing as a general partner and filing a statement of withdrawal from a partnership operating under a fictitious business name, as specified. Existing law also authorizes a county clerk to accept an electronic acknowledgment verifying the identity of the registrant using a remote identity proofing process ensuring the registrant's identification, as specified, for purposes of filing fictitious business name statements, as provided. This bill would authorize those publication and corresponding affidavit requirements to be fulfilled through publication online on the internet website or open-source portal of the county clerk for the county where the fictitious business name statement was filed continually for 4 weeks, if that county clerk elects to provide that service, and, if that online publication method is selected, require the county clerk to create and file an affidavit showing the publication of the statement. The bill would also provide that the registrant has within 60 days after filing to meet those publication and corresponding affidavit requirements.

AB 2693 [Reyes D](#) COVID-19: exposure. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 6/28/2022- SENATE THIRD READING

Current: Introduced: 2/18/2022

Existing law, the California Occupational Safety and Health Act of 1973, authorizes the Division of Occupational Safety and Health to prohibit the performance of an operation or process, or entry into that place of employment when, in its opinion, a place of employment, operation, or process, or any part thereof, exposes workers to the risk of infection with COVID-19, so as to constitute an imminent hazard to employees. Existing law requires a notice of the prohibition to be posted in a conspicuous location at the place of employment and makes violating the prohibition or removing the notice, except as specified, a crime. Existing law requires that the prohibition be issued in a manner so as not to materially interrupt the performance of critical governmental functions essential to ensuring public health and safety functions or the delivery of electrical power, renewable natural gas, or water. Existing law requires that these provisions not prevent the entry or use, with the division's knowledge and permission, for the sole purpose of eliminating the dangerous conditions. This bill would extend those provisions until January 1, 2025. By expanding the scope of a crime, this bill imposes a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2703 [Muratsuchi D](#) Electric vehicle charging stations: reliability standards: low-income and disadvantaged community financial assistance. (Amended: 8/2/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 8/2/2022

Existing law requires the State Energy Resources Conservation and Development Commission (Energy Commission), working with the State Air Resources Board and the Public Utilities Commission, to prepare and update, as provided, a statewide assessment of the electric vehicle charging infrastructure needed to support the levels of electric vehicle adoption required for the state to meet its goals of putting at least 5,000,000 zero-emission vehicles on California roads by 2030, and of reducing emissions of greenhouse gases to 40% below 1990 levels by 2030. Existing law establishes the Clean Transportation Program, administered by the Energy Commission, to provide funding to certain entities to develop and deploy innovative technologies that transform California's fuel and vehicle types to help attain the state's climate change

policies. This bill would require a person who receives state funding to deploy a publicly available electric vehicle charging station to agree, as a condition of receiving the funding, to operate the station in compliance with reliability and reporting standards that would be developed by the Energy Commission, as specified. The bill would require the Energy Commission and the Public Utilities Commission to develop excluded time criteria from which the recipient of the state funding is exempt from reliability standards compliance. The bill would require the Energy Commission to publish data on compliance with the reliability standards as part of the above-described assessment and to protect the confidential information of an entity subject to the reliability standards by anonymizing and aggregating the compliance data in the assessment. The bill would also require the state board, upon appropriation by the Legislature, to develop a program, in consultation with the California Integrated Travel Project, to provide financial assistance to residents of low-income or disadvantaged communities, or both, to use electric vehicle charging stations, as specified. This bill contains other related provisions and other existing laws.

AB 2705 [Quirk-Silva](#) D Housing: fire safety standards. (Amended: 5/23/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 5/23/2022

Existing law requires the State Fire Marshal to prepare, adopt, and submit building standards and other fire and life safety regulations to the California Building Standards Commission for approval establishing minimum requirements for the storage, handling, and use of hazardous materials. Existing law requires the State Fire Marshal to seek the advice of the Secretary for Environmental Protection in establishing those requirements. This bill would prohibit the legislative body of a city or county from approving a discretionary entitlement, as defined, that would result in a new residential development project, as defined, being located within a very high fire hazard severity zone, unless the city or county finds that the residential development project will meet specified standards intended to address wildfire risks, as specified, and would provide that these provisions do not limit or prohibit a legislative body of a city or county from adopting more stringent standards. By imposing new requirements on cities and counties in the review of residential development projects, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2710 [Kalra](#) D Residential real property: sale of rental properties: right of first offer. (Amended: 4/18/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Amended: 4/18/2022

Existing law establishes various real estate disclosure requirements applicable to the transfer of residential real property. This bill would require an owner of residential real property, defined to include a single-family residential property that is occupied by a tenant or a multifamily residential property except as specified, to take various actions before offering the residential real property for sale to any purchaser, soliciting any offer to purchase the residential real property, or otherwise entering into a contract for sale of the residential real property. The bill would exempt certain transfers of a residential real property from its provisions, including, among others, a transfer between spouses, domestic partners, parent and child, siblings, grandparent and grandchild, a transfer pursuant to a court order, and a transfer by eminent domain. This bill contains other related provisions and other existing laws.

AB 2713 [Wicks](#) D Tenant protections: just cause termination: rent caps. (Amended: 4/18/2022)

[Leginfo Link](#)

Location: 5/27/2022- ASSEMBLY DEAD

Current: Amended: 4/18/2022

Existing law, until January 1, 2030, prohibits an owner, as defined, of residential real property from terminating a tenancy without just cause, stated in the written notice to terminate the tenancy, after a tenant has continuously and lawfully occupied a residential real property for 12 months. Existing law defines “just cause” to mean certain at-fault just causes, including default in the payment of rent, and certain no-fault just causes, including intent to occupy the residential real property by the owner or the owner’s spouse, domestic partner, children, grandchildren, parents, or grandparents, as prescribed, withdrawal of the residential real property from the rental market, and intent to demolish or to substantially remodel the residential real property. This bill would revise the intent to occupy just-cause provision described above to mean a good faith intent to occupy the residential real property by the owner or the owner’s spouse, domestic partner, children, grandchildren, parents, or grandparents for at least 3 consecutive years. The bill would, among other things, prohibit an owner from terminating a tenancy under that provision if the same owner or relative already occupies a unit on the residential real property or if there is a vacancy on the residential real property. The bill would define the term “owner” for purposes of that provision to mean an owner who is a natural person who has at least a 51% recorded ownership interest in the property. This bill contains other related provisions and other existing laws.

AB 2745 [Irwin D](#) Real estate broker’s license. (Chaptered: 8/22/2022)

[Leginfo Link](#)

Location: 8/22/2022- ASSEMBLY CHAPTERED

Current: Chaptered: 8/22/2022

Existing law, the Real Estate Law, provides for the licensure and regulation of real estate salespersons and real estate brokers. Under existing law, the Real Estate Commissioner may issue a real estate broker’s license to an applicant who has at least the equivalent of 2 years’ general real estate experience, files a written petition with the Department of Real Estate, which is approved by the commissioner, setting forth their qualifications and experience, and passes an examination and satisfies other requirements. Existing law authorizes the commissioner, in considering a petition, to treat a degree from a 4-year college or university, with a major or minor in real estate, as the equivalent of 2 years’ general real estate experience. This bill would require the 2 years’ general real estate experience to be within the 5-year period immediately prior to the date of the application for a broker’s license. The bill would also authorize the commissioner, in considering a petition, to consider degrees that were completed before the 5-year period immediately prior to the date of the application for a broker’s license.

AB 2755 [Muratsuchi D](#) Homelessness data reporting. (Amended: 5/2/2022)

[Leginfo Link](#)

Location: 5/20/2022- ASSEMBLY DEAD

Current: Amended: 5/2/2022

Existing law establishes various programs to provide assistance to homeless persons, including, among others, the Emergency Housing and Assistance Program and homeless youth emergency service pilot projects. Existing law also establishes the California Interagency Council on Homelessness to oversee the implementation of Housing First guidelines and regulations, and, among other things, identify resources, benefits, and services that can be accessed to prevent and end homelessness in California. Existing law requires the council to create a data system, known as the Homeless Data Integration System, to collect local data through Homeless Management Information Systems with the ultimate goal of matching data on homelessness to programs impacting homeless recipients of state programs. Under existing law, a public agency shall not disclose any personal information in a manner that would link the information disclosed to

the individual to whom it pertains except under specific circumstances. Existing law also exempts health information and personally identifying information in the Homeless Data Integration System from public inspection or disclosure under the California Public Records Act. This bill would require the council, on or before July 1, 2023, to make data in the Homeless Data Integration System that is not exempt from public inspection or disclosure under state or federal law publicly available through specified means. This bill contains other related provisions and other existing laws.

AB 2762 [Bloom](#) D Housing: parking lots. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/18/2022

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. This bill would state that it is the intent of the Legislature to enact subsequent legislation that would allow local agencies to build affordable housing on parking lots that serve public parks and recreational facilities, as provided.

AB 2766 [Maienschein](#) D Unfair Competition Law: enforcement powers: investigatory subpoena. (Amended: 6/21/2022)

[Leginfo Link](#)

Location: 6/21/2022- SENATE THIRD READING

Current: Amended: 6/21/2022

The Unfair Competition Law (UCL) establishes a statutory cause of action for unfair competition, including any unlawful, unfair, or fraudulent business act or practice and unfair, deceptive, untrue, or misleading advertising. Under this law, actions for relief are required to be prosecuted exclusively by the Attorney General, a district attorney, a county counsel authorized by agreement with the district attorney in actions involving violation of a county ordinance, a city attorney of a city having a population in excess of 750,000 or by a county counsel of any county within which a city has a population in excess of 750,000, or a city attorney in a city and county, or, with the consent of the district attorney, by a city prosecutor in a city having a full-time city prosecutor in the name of the people of the State of California, as specified, or by a person who has suffered injury in fact and has lost money or property as a result of the unfair competition. Existing law authorizes a district attorney, upon reasonable belief that there has been a violation of the UCL or various other laws related to unfair business practices, to exercise all of the powers granted to the Attorney General as a head of a department to investigate the potential violation, including the authority to issue subpoenas. This bill would grant the investigatory power granted to the Attorney General as a head of a department to the city attorney of any city having a population in excess of 750,000, to the county counsel of any county within which a city has a population in excess of 750,000, or to a city attorney of a city and county, when the city attorney or county counsel reasonably believes that there may have been a violation of the UCL. The bill would require the recipient of a subpoena issued pursuant to those investigatory powers granted to a city attorney or to a county counsel who objects to the request, to serve their objection and to meet and confer with the issuer of the subpoena to attempt to address their objection. The bill would authorize the recipient of the subpoena to petition the superior court for an order quashing or modifying the subpoena, if, after meeting and conferring, the issuer and recipient cannot reach agreement. This bill contains other existing laws.

AB 2789 [Mullin](#) D Design-build projects: local agencies. (Enrollment: 8/16/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY ENROLLED

Current: Enrollment: 8/16/2022

Existing law establishes procedures for the formation of regional park districts and regional open-space districts or authorities and prescribes the powers, functions, and duties of those districts or authorities, including competitive bidding requirements relating to the construction of facilities or other buildings. Existing law, until January 1, 2023, authorizes the Midpeninsula Regional Open Space District and the Santa Clara Valley Open-Space Authority to use the design-build process for the construction of facilities or other buildings in those entities, as specified. This bill would repeal the January 1, 2023, sunset date, thereby indefinitely extending the authority of the Midpeninsula Regional Open Space District and the Santa Clara Valley Open-Space Authority to use the design-build process. The bill would modify and expand the purposes for which the process is authorized to include construction, restoration, and improvement of buildings and facilities, the construction, restoration, and improvement of public access and recreation facilities, and prescribed nature-based infrastructure projects within the entity. The bill would similarly authorize the East Bay Regional Park District to use the design-build process. This bill contains other related provisions and other existing laws.

AB 2798 [Fong R](#) Freight: development projects. (Amended: 6/28/2022)

[Leginfo Link](#)

Location: 8/2/2022- SENATE THIRD READING

Current: Amended: 6/28/2022

The Planning and Zoning Law, among other things, 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 relates to its planning. That law authorizes the legislative body, if it deems it to be in the public interest, to amend all or part of an adopted general plan, as provided. That law also 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, until January 1, 2024, would prohibit a local agency from denying a permit for a short-term freight transportation use, as defined, that is submitted by a developer on a parcel if the proposed use is in conformity with all applicable plans, programs, and ordinances, among other things, that apply to the land, solely because the developer has a pending development application, or is concurrently submitting a development application, for a freight transportation project on that land. The bill would restrict the application of its provisions to land zoned for industrial or agricultural uses, subject to specified conditions, as of the date of the application submission. By imposing new duties on local agencies with regard to local planning and zoning, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2801 [Rodriguez D](#) Property insurance: notice of cancellation. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/18/2022

Existing law requires that a notice of cancellation with respect to certain types of insurance, including insurance for loss or damage to real property that is used predominantly for residential purposes and that consists of not more than 4 dwelling units, be delivered at least 20 calendar days prior to the effective date of the cancellation, except that if the cancellation is for nonpayment of premiums, or for fraud, the notice must be given at least 10 calendar days prior to the effective date of the cancellation. This bill would make a technical, nonsubstantive change to that provision.

AB 2825 [Stone](#) D General plan: housing elements. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/18/2022

Existing law requires a city or county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. For a housing element or amendment adopted on or after January 1, 2021, existing law requires the planning agency to submit to the Department of Housing and Community Development an electronic copy of its inventory of land suitable for residential development, as developed pursuant to specified law. This bill would make a nonsubstantive change in the above-described provisions relating to the submission of electronic copies of an inventory of land suitable for residential development.

AB 2829 [Low](#) D Certified Access Specialist Inspection Grant Program. (Amended: 4/20/2022)

[Leginfo Link](#)

Location: 5/11/2022- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 4/20/2022

Existing law prohibits discrimination on the basis of various specified personal characteristics, including disability. Existing law establishes standards for making new construction and existing facilities accessible to persons with disabilities and provides for construction-related accessibility claims for violations of those standards. Existing law requires the State Architect to establish and publicize a program for the voluntary certification by the state of any person who meets specified criteria as a certified access specialist (CASp) to inspect, among other things, businesses for compliance with accessibility building standards. Existing law requires the State Architect to publish and regularly update a list CASps and a list of businesses that have been inspected by a CASp. Existing law requires the State Architect to develop a process by which a business may notify the State Architect that a structure or area has had a CASp inspection and to develop a form for businesses to notify the public that the business has obtained a CASp inspection. This bill, until January 1, 2028, would establish the Certified Access Specialist Inspection Grant Program to assist small businesses in obtaining CASp inspections, and would require the State Architect to administer the program. The bill would authorize small businesses, defined to mean a business with fewer than 50 employees, as specified, with a physical property in the state, to apply for a grant for a CASp inspection of the small business's property, in an amount equal to the actual cost of the inspection, not to exceed \$3,000 per inspection. The bill would require the State Architect to develop an application and to develop criteria to evaluate and award the grants, as specified, and would require the State Architect to annually submit a report to the Legislature on the results of the program. The bill would appropriate an unspecified amount from the General Fund to the Certified Access Specialist Fund, a continuously appropriated fund, for purposes of the program. This bill contains other related provisions and other existing laws.

AB 2863 [Wilson](#) D Green building standards: bicycle parking. (Amended: 8/10/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 8/10/2022

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 publish, or cause to be published, editions of the code in its entirety once every 3 years.

Existing law requires the commission and other state agencies that propose green building standards to allow for input by other state agencies that have expertise in green building subject areas, as provided. This bill would require the Department of Housing and Community Development, upon the next triennial update of the California Green Building Standards Code that occurs on or after January 1, 2023, to research and develop mandatory building standards for short-term and long-term bicycle parking in multifamily residential buildings, hotels, and motels. The bill would authorize the department to propose these standards for adoption. The bill would also require the commission, upon the next triennial update, to research and develop revised mandatory building standards for short-term and long-term bicycle parking in nonresidential buildings, and would authorize the commission to adopt these standards. The bill would require the department and the commission, in developing these standards, to develop minimum mandatory bicycle parking standards using a method that is independent of the number of vehicle parking spaces. The bill would include related legislative findings.

AB 2873 [Jones-Sawyer D](#) California Tax Credit Allocation Committee: low-income housing credit: women, minority, disabled veteran, and LGBT business enterprises. (Amended: 8/11/2022)

[Leginfo Link](#)

Location: 8/23/2022- ASSEMBLY CONCURRENCE

Current: Amended: 8/11/2022

Under existing law, the California Tax Credit Allocation Committee administers the federal and state low-income housing tax credit programs. Existing law requires the committee to allocate the housing credit on a specified regular basis, and to only allocate credits to a project if the housing sponsor enters into a specified regulatory agreement. Existing law authorizes the committee to make any allocation or reservation of the state's housing credit ceiling to a housing credit applicant subject to specified terms and conditions. This bill would require a housing sponsor that receives a credit allocation on or after January 1, 2024, and that has completed 5 or more housing projects by January 1, 2023, or that has received an annual low-income housing tax credit allocation of \$1,000,000 or more, to annually submit a report to the committee, in a form and at the time designated by the committee, that includes, among other things, a detailed and verifiable supplier and contractor plan for increasing procurement from women, minority, disabled veteran, and LGBT business enterprises, as defined, and short- and long-term diversity goals and timetables. The bill would not limit or otherwise affect eligibility for, or the requirements for compliance with specified provisions governing, the state low-income housing tax credit. This bill contains other related provisions and other existing laws.

AB 2874 [Cooley D](#) Fire prevention: electrical utility facilities and maintenance: liability of contractors. (Amended: 3/28/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Amended: 3/28/2022

Existing law requires each electrical corporation, local publicly owned electric utility, and electrical cooperative to construct, maintain, and operate its electrical lines and equipment in a manner that will minimize the risk of catastrophic wildfire posed by those electrical lines and equipment. Existing law requires any person that owns, controls, operates, or maintains any electrical transmission or distribution line upon any mountainous, forest-covered, brush-covered, or grass-covered land to maintain a clearance between all vegetation and all conductors that are carrying electrical current, as prescribed. This bill would provide that a person or entity that performs tree trimming or vegetation maintenance services or specialty electrical contracting services under contract to an electrical utility is not liable for any damage or injury that results from a fire ignited by electrical utility facilities, except for damage or injury proximately caused by the contractor's negligence, gross negligence, or willful misconduct. The bill would, for contractors who retain at least \$10,000,000 of fire liability insurance, limit the liability to the dollar amount of fire liability insurance

possessed by the contractor, as provided. The bill would define various terms for purposes of those provisions and would state related findings and declarations of the Legislature.

AB 2890 [Bloom D](#) Property and business improvement districts. (Chaptered: 7/19/2022)

[Leginfo Link](#)

Location: 7/19/2022- ASSEMBLY CHAPTERED

Current: Chaptered: 7/19/2022

Existing law, the Property and Business Improvement District Law of 1994, authorizes local governmental entities to levy assessments on properties and businesses within a property and business improvement district for the purpose of financing certain improvements and promoting activities that benefit property in the district. Existing law requires the management district plan for a property-based district to include, among other things, the total amount of all special benefits to be conferred upon the properties located within the property-based district and the total amount of general benefits, if any. This bill would delete those requirements. This bill contains other related provisions and other existing laws.

AB 2893 [Daly D](#) Administrative Procedure Act: standardized regulatory impact analysis: comments, updates, and format. (Amended: 4/21/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 4/21/2022

Existing law, the Administrative Procedure Act, among other things, prohibits a state agency from issuing, utilizing, enforcing, or attempting to enforce any guideline, standard of general application, or other rule, among other things, that is a regulation, as defined, unless it has been adopted as a regulation and filed with the Secretary of State. The act requires every agency subject to the act to submit to the Office of Administrative Law a notice of proposed action and make available to the public a copy of an initial statement of reasons, among other things. The act requires each state agency proposing to adopt, amend, or repeal a major regulation on or after November 1, 2013, to prepare a standardized regulatory impact analysis, as described, as part of the initial statement of reasons. Existing law requires each state agency that has prepared that analysis to submit the analysis to the Department of Finance. Existing law authorizes the state agency to update its analysis to reflect any comments received from the department. This bill would, instead, require the state agency to update its analysis to reflect any comments received from the department, as described above. The bill would also require, if the proposed major regulation is updated following the department's comments, the state agency to take public comment for 30 additional days each time the regulation is updated and the state agency to update its analysis and submit the analysis to the department for comment, as described. This bill contains other related provisions and other existing laws.

AB 2894 [Cooper D](#) Contractors: workers' compensation insurance. (Amended: 6/21/2022)

[Leginfo Link](#)

Location: 8/12/2022- SENATE DEAD

Current: Amended: 6/21/2022

Existing law, the Contractors State License Law, provides for the licensing and regulation of contractors by the Contractors State License Board within the Department of Consumer Affairs. Existing law generally requires an applicant for a contractor's license or a licensee to have on file at all times a current and valid

Certificate of Workers' Compensation Insurance or Certification of Self-Insurance, except as specified. Existing law requires an active licensee with an exemption for workers' compensation insurance on file with the board, at the time of renewal, to either recertify the licensee's exemption or provide a current and valid Certificate of Workers' Compensation Insurance or Certification of Self-Insurance, as applicable, and prohibits renewal of a license unless a licensee satisfies those requirements. Existing law makes a violation of these provisions a misdemeanor. This bill would require all active licensees who have on file a current and valid Certificate of Workers' Compensation Insurance or Certification of Self-Insurance, or are required to provide those certificates, to certify on the license renewal form the workers' compensation classification codes endorsed on the licensee's policy, as specified, and would prohibit renewal without that certification. The bill would require the board, when it updates the public license detail on its internet website for an active renewal, to include the classification codes certified by the licensee. This bill would make the bill's provisions operative on July 1, 2023. Because the bill would expand the scope of a crime under the Contractors State License Law and expand the crime of perjury, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

AB 2898 [Fong R](#) Property taxation: exemption: principal residence: veterans and their unmarried surviving spouses. (Amended: 4/26/2022)

[Leginfo Link](#)

Location: 5/18/2022- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 4/26/2022

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 lien dates occurring on and after the effective date of the bill and before January 1, 2033, would increase these exemption amounts to \$200,000, or \$300,000 if the household income of the claimant does not exceed \$40,000, as adjusted for inflation. This bill contains other related provisions and other existing laws.

AB 2902 [Kiley R](#) State of emergency: termination after 30 days: extension by the Legislature. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 4/29/2022- ASSEMBLY DEAD

Current: Introduced: 2/18/2022

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 30 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 30 days, as specified.

AB 2915 [Cunningham R](#) False or misleading advertising. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 5/6/2022- ASSEMBLY DEAD

Current: Introduced: 2/18/2022

Existing law makes it a crime for a person, corporation, or association, or any employee of a corporation or association, to engage in specified untrue or misleading advertising practices. This bill would make nonsubstantive changes to those provisions.

AB 2916 [McCarty D](#) Contractors: disclosure of letters of admonishment. (Amended: 4/20/2022)

[Leginfo Link](#)

Location: 8/9/2022- SENATE THIRD READING

Current: Amended: 4/20/2022

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 requires the board, with the approval of the Director of Consumer Affairs, to appoint a registrar of contractors to serve as the executive officer and secretary of the board. Existing law requires the registrar to disclose complaints against a licensee, except those complaints resolved in favor of the licensee. Existing law requires complaints resolved by a letter of admonishment to be disclosed for a period of one year. This bill would instead require the disclosure period for complaints resolved by a letter of admonishment to be either one year or 2 years, as specified.

AB 2931 [Bloom D](#) Pipeline safety: records. (Amended: 6/21/2022)

[Leginfo Link](#)

Location: 8/2/2022- SENATE THIRD READING

Current: Amended: 6/21/2022

The Elder California Pipeline Safety Act of 1981 requires the State Fire Marshal to administer provisions regulating the inspection of intrastate pipelines that transport hazardous liquids. The act requires a pipeline operator to make available to the State Fire Marshal, or any officers or employees authorized by the State Fire Marshal, upon presentation of appropriate credentials, any records, maps, or written procedures that are required by the act to be kept by the pipeline operator and that concern accident reporting, design, construction, testing, or operation and maintenance. The act authorizes the State Fire Marshal, or any officer or employee authorized by the State Fire Marshal, to enter, inspect, and examine, at reasonable times and in a reasonable manner, the records and properties of any pipeline operators that are required to be inspected and examined to determine whether the pipeline operator is in compliance with the act. A person who willfully and knowingly violates the act or a regulation issued pursuant to the act is, upon conviction, subject to a fine, imprisonment, or both a fine and imprisonment, as provided. This bill would revise and recast those state provisions relating to record maintenance and inspection and would authorize the State Fire Marshal, for purposes of carrying out the requirements of state or federal law relating to hazardous liquid pipeline safety, to require the owner or operator of a pipeline to establish and maintain records, make reports, and provide any information that the State Fire Marshal reasonably requires, as provided. The bill would authorize the State Fire Marshal to disclose records, reports, or other information required to be maintained pursuant to the act to an officer, employee, or authorized representative of the state or the United States for purposes of carrying out the requirements of the act or the federal act, or when relevant to a proceeding pursuant to the act. Because a violation of these provisions would be a crime, the bill would impose a state-mandated local program. The bill would revise the act to conform references to the federal act. The bill would make other nonsubstantive

changes to, and repeal an obsolete provision of, the act. This bill contains other related provisions and other existing laws.

AB 2950 [Gray D](#) Community Development Tax Credit Program: community development corporations: allocations: income taxation: credits. (Amended: 5/3/2022)

[Leginfo Link](#)

Location: 5/18/2022- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 5/3/2022

The Personal Income Tax Law and the Corporation Tax Law impose taxes upon taxable income for the taxable year, as specified, and allow various credits against the taxes imposed by those laws. This bill would allow a credit against those taxes (CDC tax credit) for taxable years beginning on or after January 1, 2023, until January 1, 2028, in an amount equal to the applicable credit percentage of the amount of each qualified investment made by the taxpayer during the taxable year to an eligible community development corporation that is certified by the Treasurer to receive an allocation of tax credit pursuant to the Community Development Tax Credit Program established by this bill, if the aggregate amount of qualified investments made by the taxpayer in the taxable year is at least \$100,000. This bill would limit the total amount of each credit that may be allowed each taxable year to \$20,000,000. This bill contains other related provisions and other existing laws.

AB 2972 Committee on Jobs, Economic Development, and the Economy California Business Investment Services Program. (Amended: 6/6/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE DESK

Current: Amended: 6/6/2022

Existing law creates the California Business Investment Services Program under the authority of the Director of the Governor's Office of Business and Economic Development to promote business investment and expansion in California. Existing law requires the director to establish and implement a process for convening teams on various key business development situations, including attracting new businesses. This bill would add attracting public and private investors to the list of key business development situations. The bill would also add serving investors to the list of purposes of the program. 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.

ACA 11 [Kalra D](#) Taxes to fund health care coverage and cost control. (Introduced: 1/5/2022)

[Leginfo Link](#)

Location: 1/5/2022- ASSEMBLY PRINT

Current: Introduced: 1/5/2022

Existing law imposes various taxes, including personal income and excise taxes. The California Constitution requires a 2/3 vote of both houses of the Legislature for the passage of any change in statute that results in any taxpayer paying a higher tax. The California Constitution generally prohibits the total annual appropriations subject to limitation of the state and each local government from exceeding the appropriations limit of the entity of government for the prior fiscal year, adjusted for the change in the cost of living and the change in population, and prescribes procedures for making adjustments to the appropriations limit. This measure would impose an excise tax, payroll taxes, and a State Personal Income CalCare Tax at specified rates to fund comprehensive universal single-payer health care coverage and a health care cost control system for the benefit of every resident of the state, as well as reserves deemed necessary to ensure payment, to be established in statute. The measure would authorize the Legislature, upon an economic analysis determining insufficient amounts to fund these purposes, to increase any or all of these tax rates by a statute passed by majority vote of both houses of the Legislature. This bill contains other related provisions.

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 6 [Caballero D](#) Local planning: housing: commercial zones. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY THIRD READING

Current: Amended: 8/15/2022

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 parcel that is within a zone where office, retail, or parking are a principally

permitted use, if the development and site meet specified requirements, including that the site is not adjacent to an industrial use or agricultural 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, 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 a 15% 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 parcel from these provisions in its land use element of the general plan if the local agency makes written findings supported by substantial evidence that the local agency concurrently reallocated 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 parcel. The bill would require the Department of Housing and Community Development to undertake at least 2 studies of the outcomes of these provisions that include specified information, including, among other things, the number of projects built and the number of units built. The bill would repeal these provisions on January 1, 2029. This bill contains other related provisions and other existing laws.

SB 12 [McGuire D](#) Local government: planning and zoning: wildfires. (Amended: 6/6/2022)

[Leginfo Link](#)

Location: 7/5/2022- ASSEMBLY DEAD

Current: Amended: 6/6/2022

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. Existing law requires that the Office of Planning and Research, among other things, coordinate with appropriate entities, including state, regional, or local agencies, to establish a clearinghouse for climate adaptation information for use by state, regional, and local entities, as

provided. 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: 5/20/2021)

[Leginfo Link](#)

Location: 7/5/2022- ASSEMBLY DEAD

Current: Amended: 5/20/2021

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 Budget Act or other act, 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 45 [Portantino D](#) Short-lived climate pollutants: organic waste reduction goals: local jurisdiction assistance. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY THIRD READING

Current: Amended: 8/15/2022

Existing law requires the State Air Resources Board, no later than January 1, 2018, to approve and begin implementing a short-lived climate pollutant strategy to achieve a reduction in the statewide emissions of methane by 40%, hydrofluorocarbon gases by 40%, and anthropogenic black carbon by 50% below 2013 levels by 2030. Existing law requires that the methane emissions reduction goals include a 50% reduction in the level of statewide disposal of organic waste from the 2014 level by 2020 and a 75% reduction in the level of statewide disposal of organic waste from the 2014 level by 2025. Existing law requires the Department of Resources Recycling and Recovery, in consultation with the state board, to adopt regulations to achieve the organic waste reduction goals established by the state board for 2020 and 2025, as provided. Existing law requires the department, no later than July 1, 2020, and in consultation with the state board, to analyze the progress that the waste sector, state government, and local governments have made in achieving these organic waste reduction goals. Existing law authorizes the department, if it determines that significant progress has not been made toward achieving the organic waste reduction goals established by the state board, to include incentives or additional requirements in its regulations to facilitate progress towards achieving the goals. This bill would require the department, in consultation with the state board, to assist local jurisdictions in

complying with these provisions, including any regulations adopted by the department. This bill contains other existing laws.

SB 72 [Rubio D](#) Property insurance: wildfire risk information reporting. (Amended: 6/28/2021)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/28/2021

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, the Senate Committee on Insurance, and the Assembly Committee on Insurance on or before December 31, 2022. This bill contains other existing laws.

SB 119 [Skinner D](#) Budget Act of 2021. (Chaptered: 3/14/2022)

[Leginfo Link](#)

Location: 3/14/2022- SENATE CHAPTERED

Current: Chaptered: 3/14/2022

The Budget Act of 2021 made appropriations for the support of state government for the 2021–22 fiscal year. This bill would amend the Budget Act of 2021 by amending and adding items of appropriation and making other changes. This bill would declare that it is to take effect immediately as a Budget Bill. This bill contains other related provisions.

SB 154 [Skinner D](#) Budget Act of 2022. (Chaptered: 6/27/2022)

[Leginfo Link](#)

Location: 6/27/2022- SENATE CHAPTERED

Current: Chaptered: 6/27/2022

This bill would make appropriations for the support of state government for the 2022–23 fiscal year. This bill contains other related provisions.

SB 175 Committee on Budget and Fiscal Review Budget Act of 2022. (Amended: 2/15/2022)

[Leginfo Link](#)

Location: 2/15/2022- ASSEMBLY BUDGET

Current: Amended: 2/15/2022

This bill would express the intent of the Legislature to enact statutory changes relating to the Budget Act of 2022.

SB 216 [Dodd D](#) Contractors: workers' compensation insurance: mandatory coverage. (Enrollment: 8/22/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE ENROLLMENT

Current: Enrollment: 8/22/2022

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, and requires the suspension of any license that is active and has had the C-39 roofing classification removed, if the licensee is found by the registrar of contractors to have employees and to lack a valid Certificate of Workers' Compensation Insurance or Certification of Self-Insurance. This bill, until January 1, 2026, would require concrete contractors holding a C-8 license, warm-air heating, ventilation and air-conditioning (HVAC) contractors holding a C-20 license, asbestos abatement contractors holding a C-22 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. After July 1, 2023, and if the registrar finds the licensee has employees and lacks the proper valid certification, the bill would require the suspension of any license that is active and has a C-8, C-20, C-22, or D-49 classification removed. The bill would provide that a joint venture, as specified, that files a certificate of exemption is not required to obtain workers' compensation insurance. As of January 1, 2026, the bill would require all licensed contractors or applicants for licensure, regardless of classification, to obtain and maintain workers' compensation insurance unless they are organized as a joint venture and file a certificate of exemption. This bill contains other related provisions and other existing laws.

SB 344 [Hertzberg D](#) Homeless shelters grants: pets and veterinary services. (Amended: 5/25/2021)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 5/25/2021

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, subject to an appropriation in the annual Budget Act, 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 379 [Wiener D](#) Residential solar energy systems: permitting. (Enrollment: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE ENROLLMENT

Current: Enrollment: 8/23/2022

Existing law requires a city or county to approve administratively 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. Existing law creates the State Energy Resources Conservation and Development Commission (Energy Commission) in the Natural Resources Agency and prescribes its duties, which include administering programs for the installation of solar energy systems. This bill would require every city, county, or city and county to implement an online, automated permitting platform that verifies code compliance and issues permits in real time or allows the city, county, or city and county to issue permits in real time for a residential solar energy system, as defined, that is no larger than 38.4 kilowatts alternating current nameplate rating and a residential energy storage system, as defined, paired with a residential solar energy system that is no larger than 38.4 kilowatts alternating current nameplate rating. This bill contains other related provisions and other existing laws.

SB 476 [Min D](#) California Financing Law: program administrators. (Amended: 5/20/2021)

[Leginfo Link](#)

Location: 7/5/2022- ASSEMBLY DEAD

Current: Amended: 5/20/2021

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 certain parties, including an auditor or rater certified by the Building Performance Institute, 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 at least one of certain criteria is 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 490 [Caballero D](#) Community Anti-Displacement and Preservation Program: technical assistance. (Amended: 6/8/2022)

[Leginfo Link](#)

Location: 8/15/2022- ASSEMBLY THIRD READING

Current: Amended: 6/8/2022

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 Community Anti-Displacement and Preservation

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 561 [Dodd D](#) State surplus property: digital inventory: affordable housing. (Amended: 8/23/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY THIRD READING

Current: Amended: 8/23/2022

Existing law requires each state agency annually to review certain proprietary state lands over which it has jurisdiction to determine what land, if any, is in excess of its foreseeable needs and report this in writing to the Department of General Services. Existing law requires the department to create a database of information on lands identified by a local government as suitable and available for residential development and information regarding the state lands determined or declared excess, as specified. Existing law requires the department to report to the Legislature annually the land declared excess and to request authorization to dispose of the land by sale or otherwise. Existing law authorizes the department to dispose of real property declared surplus by the Legislature, as specified. This bill would require the department to, by September 1, 2023, develop criteria to evaluate the suitability of state-owned parcels to be used for affordable housing, in consultation with the Department of Housing and Community Development. The bill would require the Department of General Services to conduct a comprehensive survey of all state-owned parcels using that criteria by July 1, 2024, and every 4 years thereafter. The bill would require the department to update its digitized inventory of all state-owned parcels that are in excess of the state’s foreseeable needs and suitable for affordable housing development, as specified.

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

[Leginfo Link](#)

Location: 9/10/2021- ASSEMBLY 2 YEAR

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 601 [Ochoa Bogh R](#) Personal income taxes: exclusions: capital gains: sale of residence. (Amended: 5/20/2021)

[Leginfo Link](#)

Location: 5/24/2022- ASSEMBLY REV. & TAX

Current: Amended: 5/20/2021

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. The bill would additionally provide that these provisions are only operative for taxable years for which resources are authorized in the annual Budget Act or other statute for specified purposes. This bill contains other related provisions and other existing laws.

SB 649 [Cortese D](#) Local governments: affordable housing: local tenant preference. (Amended: 8/23/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY THIRD READING

Current: Amended: 8/23/2022

Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency and makes the department responsible for administering various housing programs throughout the state. The California Fair Employment and Housing Act generally prohibits housing discrimination with respect to the personal characteristics of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. Under existing law, the Civil Rights Department is responsible for receiving, investigating, conciliating, mediating, and prosecuting complaints alleging violations of specified civil rights. This bill would provide that it is the state's policy that lower income individuals residing in neighborhoods and communities experiencing significant displacement, as specified, need access to housing that is affordable and assists in avoiding displacement. The bill would provide that, to the extent feasible and consistent with other laws, the low-income housing tax credit program and tax-exempt bonds for qualified residential rental property used for affordable housing may be used to support access to housing that would allow households at risk of displacement to remain in the community. The bill would specify that a local tenant preference adopted pursuant to the bill's provisions is subject to the duty of public agencies to affirmatively further fair housing, as specified. The bill would require any local government adopting a local tenant preference policy to create a webpage on its internet website containing the ordinance and its supporting materials, and to annually submit a link to its tenant preference webpage to the Department of Housing and Community Development. The bill would require the department to post on its internet website any local government ordinances enacted, any supporting materials related to those ordinances, and other materials, as specified. The bill would repeal these provisions on January 1, 2033. This bill contains other existing laws.

SB 679 [Kamlager D](#) Los Angeles County: affordable housing. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY THIRD READING

Current: Amended: 8/15/2022

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. Existing law, the San Francisco Bay Area Regional Housing Finance Act, establishes the Bay Area Housing Finance Authority to raise, administer, and allocate funding for affordable housing in the San Francisco Bay area, as defined, and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. This bill, the Los Angeles County Regional Housing Finance Act, would establish the Los Angeles County Affordable Housing Solutions Agency and would state that the agency's purpose is to increase the supply of affordable housing in Los Angeles County by providing for significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production, as specified. The bill would require a board composed of 21 voting members and one nonvoting member from Los Angeles County, as specified, to govern the agency. This bill contains other related provisions and other existing laws.

SB 719 [Min D](#) Surplus land: exempt surplus land: eligible military base land. (Amended: 5/20/2021)

[Leginfo Link](#)

Location: 7/5/2022- ASSEMBLY DEAD

Current: Amended: 5/20/2021

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 at least 20% of the residential units that are permitted after January 1, 2022, to be restricted to persons and families of low or moderate income, and at least 15% of those units to be restricted to lower income households, 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 736 [Newman D](#) Public safety: pools and spas: drowning prevention: home inspectors. (Introduced: 2/19/2021)

[Leginfo Link](#)

Location: 1/14/2022- SENATE DEAD

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 840 [Skinner D](#) Budget Act of 2022. (Introduced: 1/10/2022)

[Leginfo Link](#)

Location: 1/10/2022- SENATE BUDGET & F.R.

Current: Introduced: 1/10/2022

This bill would make appropriations for the support of state government for the 2022–23 fiscal year. This bill contains other related provisions.

SB 843 [Glazer D](#) Taxation: renters' credit. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY THIRD READING

Current: Amended: 8/15/2022

The Personal Income Tax Law authorizes various credits against the taxes imposed by that law, including a credit for qualified renters in the amount of \$120 for spouses filing joint returns, heads of household, and surviving spouses if adjusted gross income is \$50,000, as adjusted, or less, and in the amount of \$60 for other individuals if adjusted gross income is \$25,000, as adjusted, or less. This bill would require the Franchise Tax Board to prepare a written report by April 1, 2023, on the number of taxpayers claiming the credit, and the average credit amount on returns claiming the credit.

SB 847 [Hurtado D](#) COVID-19 relief: tenancy: grant program. (Amended: 6/16/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/16/2022

Existing law, the COVID-19 Tenant Relief Act, until October 1, 2025, establishes procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. Existing law, among other things, prohibits a tenant that delivers to a landlord or files with the court a declaration, under penalty of perjury, of COVID-19-related financial distress, as defined, from being deemed in default with regard to the COVID-19 rental debt, as prescribed. This bill would, until January 1, 2025, create a grant program under the administration of the Department of Housing and Community Development and would require the department to, among other things, award a program grant, as defined, to a qualified applicant who submits a complete application, as defined, on a first-come, first-served basis, except that the bill would require the department to provide grants to all tier one applicants, as defined, before processing the applications of other applicants, as specified. The bill would define “qualified applicant” to mean a landlord who has applied for rental assistance funds pursuant to the State Rental Assistance Program and satisfies certain criteria, including that the landlord has received a negative final decision, as specified. The bill would also establish a fund, the moneys in which would be available upon appropriation by the Legislature for the purposes of awarding program grants to qualified applicants. This bill contains other related provisions and other existing laws.

SB 855 [Newman D](#) Childhood Drowning Data Collection Pilot Program. (Amended: 8/23/2022)

[Leginfo Link](#)

Location: 8/15/2022- ASSEMBLY THIRD READING

Current: Amended: 8/23/2022

Existing law establishes the State Department of Public Health in the California Health and Human Services Agency. Existing law requires the department to collect data on various topics, including data on violent deaths as reported by various sources, as specified. This bill would require the department to establish, on or before January 1, 2024, and administer the Childhood Drowning Data Collection Pilot Program, which would collect detailed data on childhood fatal and nonfatal drownings in California, as specified. The bill would require the department, on or before July 1, 2024, to seek to collaborate with at least 5 but no more than 10 county child death review teams or other local agencies, as specified. The bill would require the department to submit various reports to the appropriate legislative policy committees, as specified. The bill would require the department, based on those reports, to develop a California Water Safety Action Plan for Children and a standardized form for counties to use in reporting drownings statistics. The bill would repeal these provisions on January 1, 2029.

SB 896 [Dodd D](#) Wildfires: defensible space: grant programs: local governments. (Enrollment: 8/17/2022)

[Leginfo Link](#)

Location: 8/17/2022- SENATE ENROLLED

Current: Enrollment: 8/17/2022

Existing law requires a person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, shrub-covered lands, grass-covered lands, or land that is covered with flammable material to maintain defensible space of 100 feet from each side. Existing law requires the Director of Forestry and Fire Protection to establish a statewide program to allow qualified entities, including counties and other political subdivisions of the state, to support and augment the Department of Forestry and Fire Protection in its defensible space and home hardening assessment and education efforts. Existing law requires the director to establish a common reporting platform that allows defensible space and home hardening assessment data, collected by the qualified entities, to be reported to the department. This bill would require any local governmental entity that is qualified to conduct these defensible space assessments in very high and high fire hazard severity zones, as specified, and that reports that information to the department, to report that information using the common reporting platform. The bill would require the department, on December 31, 2023, and annually thereafter, to report to the Legislature all defensible space data collected through the common reporting platform, as provided. This bill contains other related provisions and other existing laws.

SB 897 [Wieckowski D](#) Accessory dwelling units: junior accessory dwelling units. (Amended: 8/1/2022)

[Leginfo Link](#)

Location: 8/11/2022- ASSEMBLY THIRD READING

Current: Amended: 8/1/2022

Existing law, the Planning and Zoning Law, authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Existing law authorizes a local agency to impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, and maximum size of a unit. This bill would require that the standards imposed on accessory dwelling units be objective. For purposes of this requirement, the bill would define “objective standard” as a standard that involves no personal or subjective judgment by a public official and is uniformly verifiable, as specified. The bill would also prohibit a local agency from denying an application for a permit to create an accessory dwelling unit due to the correction of

nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit. This bill contains other related provisions and other existing laws.

SB 933 [Melendez R](#) California Emergency Services Act: emergency powers: Disaster Response-Emergency Operations Account. (Introduced: 2/7/2022)

[Leginfo Link](#)

Location: 4/29/2022- SENATE DEAD

Current: Introduced: 2/7/2022

(1)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 and other existing laws.

SB 940 [Laird D](#) Mobilehome parks: local ordinances. (Enrollment: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE ENROLLED

Current: Enrollment: 8/23/2022

Existing law, the Mobilehome Residency Law, prescribes various terms and conditions of tenancies in mobilehome parks. Existing law exempts new construction, defined as spaces initially held out for rent after January 1, 1990, from any ordinance, rule, regulation, or initiative measure adopted by a city or county, that establishes a maximum amount that a landlord may charge a tenant for rent. This bill would specify that a mobilehome park space shall be considered “initially held out for rent” on the date of issuance of a permit or certificate of occupancy for that space, as specified. The bill would define “new mobilehome park construction” to mean all spaces contained in a newly constructed mobilehome park for which a permit to operate is first issued on or after January 1, 2023, as specified. The bill would limit the above-described exemption for new construction to a period of 15 years from the date upon which the space is initially held out for rent. The bill would create a new exemption for new mobilehome park construction, as defined, for a period of 15 years from the date upon which 50% of the spaces in the new mobilehome park are initially held out for rent measured from the date of issuance of a permit or certificate of occupancy for that space, as specified.

SB 943 [Ochoa Bogh R](#) The Labor Code Private Attorneys General Act of 2004. (Introduced: 2/8/2022)

[Leginfo Link](#)

Location: 2/8/2022- SENATE RLS.

Current: Introduced: 2/8/2022

Existing law, the Labor Code Private Attorneys General Act of 2004, permits an aggrieved employee, on behalf of themselves and other current or former employees, to bring a civil action pursuant to specified procedures for a violation of a provision of the Labor Code that provides for a civil penalty to be assessed and collected by the Labor and Workforce Development Agency. This bill would make nonsubstantive changes to these provisions.

SB 948 [Becker D](#) Housing finance programs: development reserves. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE CONCURRENCE

Current: Amended: 8/15/2022

Existing law establishes various programs and funding sources administered by the Department of Housing and Community Development to enable the development of affordable housing, including the Building Homes and Jobs Act, the Multifamily Housing Program, the Housing for a Healthy California Program, and the Veterans Housing and Homeless Prevention Act of 2014. Under existing law governing the State Community Development Block Grant Program, the department is required to distribute funds made available under the program in order to provide decent housing, a suitable living environment, and expand economic opportunities, consistent with federal requirements. Existing federal law also establishes the HOME Investment Partnership Program to, among other things, expand the supply of affordable housing. Existing law designates the department as the state agency responsible for administering the HOME Investment Partnership Act. This bill would prohibit the department from requiring a project-specific transition reserve, as defined, for any unit subject to a qualified project rental or operating subsidy. This bill would create the Pooled Transition Reserve Fund and would continuously appropriate moneys in that fund to the department for the purpose of establishing and maintaining a pooled transition reserve, as defined. This bill would prescribe the sources from which the fund may receive moneys, and would make a transfer of \$5,000,000 to the Pooled Transition Reserve Fund from the Housing Rehabilitation Loan Fund. By transferring moneys from the General Fund to a continuously appropriated fund, the bill would make an appropriation. This bill would authorize the department to charge a fee to a development that receives qualified project rental or operating subsidies at the time of permanent loan closing, not to exceed the department's reasonable costs to capitalize the reserve fund and cover administrative costs, to be deposited in the fund. This bill would authorize the department to adopt guidelines to implement these provisions and would exempt the adoption, amendment, or repeal of those guidelines from the rulemaking provisions of the Administrative Procedure Act. This bill would provide that these provisions apply to units financed by any department-administered program, for which permanent loan closing has not occurred prior to January 1, 2023, as specified. This bill contains other related provisions and other existing laws.

SB 989 [Hertzberg D](#) Property taxation: taxable value transfers: disclosure and deferment. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY THIRD READING

Current: Amended: 8/15/2022

The California Constitution generally limits ad valorem taxes on real property to 1% of the full cash value of that property, defined as the county assessor's valuation of real property as shown on the 1975–76 tax bill and, thereafter, the appraised value of the property when purchased, newly constructed, or a change in ownership occurs after the 1975 assessment, subject to an annual inflation adjustment not to exceed 2%. Existing property tax law authorizes, pursuant to constitutional authorization, on and after April 1, 2021, any person who is over 55 years of age, any severely and permanently disabled person, or a victim of wildfire or natural disaster who resides in property that is eligible for the homeowner's exemption or the disabled veteran's exemption to transfer the taxable value of that property to a replacement dwelling that is purchased or newly constructed as a principal residence within 2 years of the sale of the original property, as provided. This bill would require, except as provided, payment of property taxes for a property to be deferred, without penalty or interest, if the property owner has claimed the property tax relief described above, but the county assessor has not completed its determination of the property's eligibility for that relief, and the person requests deferment with the county assessor within one calendar year, but before January 1, 2024, of receiving the first tax bill for the property. The bill would defer those property taxes until the county assessor has reassessed the property and a corrected tax bill has been prepared and sent to the property owner or the county assessor has determined the property is not eligible for the property tax relief. The bill would set forth procedures for making payments following correction or determination of ineligibility.

SB 1026 [Wieckowski D](#) Residential energy efficiency disclosure statement. (Amended: 6/15/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/15/2022

Existing law requires the State Energy Resources Conservation and Development Commission to prescribe, by regulation, lighting, insulation, climate control systems, and other building design and construction standards that increase efficiency in the use of energy and water for new residential and new nonresidential buildings. Existing law requires the commission to also develop a public domain computer program that enables contractors, builders, architects, engineers, and government officials to estimate the energy consumed by residential and nonresidential buildings. Existing law regulates the terms and conditions of residential tenancies and imposes various requirements on owners of residential properties and their agents. This bill would grant a prospective tenant the right to obtain from the owner of a residential dwelling unit or the owner's agent a residential energy efficiency disclosure statement for the residential unit offered. The bill also would require the owner of a residential dwelling unit or the owner's agent to make specified residential energy efficiency disclosures to a prospective tenant before entering into a rental agreement with the prospective tenant or requiring or accepting payment for specified fees or writings that would initiate a tenancy, subject to certain exceptions. The bill would make these provisions operative on January 1, 2024. This bill contains other related provisions and other existing laws.

SB 1044 [Durazo D](#) Employers: emergency condition: retaliation. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE CONCURRENCE

Current: Amended: 8/15/2022

Existing law establishes within the Department of Industrial Relations the Division of Labor Standards Enforcement, under the direction of the Labor Commissioner. Existing law authorizes the division 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. Existing law prescribes comprehensive requirements relating to minimum wages, overtime compensation, and standards for working conditions for the protection of employees applicable to an employment relationship. This bill would prohibit an employer, in the event of an emergency

condition, as defined, from taking or threatening adverse action against any employee for refusing to report to, or leaving, a workplace or worksite within the affected area because the employee has a reasonable belief that the workplace or worksite is unsafe, except as specified. The bill would also prohibit an employer from preventing any employee, including employees of public entities, as specified, from accessing the employee's mobile device or other communications device for seeking emergency assistance, assessing the safety of the situation, or communicating with a person to confirm their safety. The bill would require an employee to notify the employer of the emergency condition requiring the employee to leave or refuse to report to the workplace or worksite, as specified. The bill would clarify that these provisions are not intended to apply when emergency conditions that pose an imminent and ongoing risk of harm to the workplace, the worksite, the worker, or the worker's home have ceased.

SB 1064 [Newman D](#) Structural pest control: workers' compensation insurance coverage. (Enrollment: 8/17/2022)

[Leginfo Link](#)

Location: 8/17/2022- SENATE ENROLLED

Current: Enrollment: 8/17/2022

Existing law establishes the Structural Pest Control Board, within the Department of Consumer Affairs, and requires the board to license and regulate structural pest control operators, as specified. Existing law makes a violation of provisions regulating structural pest control operators a misdemeanor. Existing law, the Contractors' State License Law, provides for the licensing 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 Contractors State License Board a current and valid Certificate of Workers' Compensation Insurance or Certification of Self-Insurance, or a statement certifying that they have no employees and are not required to obtain or maintain workers' compensation insurance, and specifies various rules that apply to certain license classifications. Existing law requires the insurer, including the State Compensation Insurance Fund, to report to the registrar of contractors the name, license number, policy number, dates that coverage is scheduled to commence and lapse, and cancellation date if the policy is canceled for specified reasons. Existing law provides that willful or deliberate disregard and violation of workers' compensation insurance laws constitutes a cause for disciplinary action. This bill would, similar to the provision governing contractors, prohibit the Structural Pest Control Board from issuing, reinstating, or continuing to maintain any structural pest control operator company registration unless the applicant or existing company has filed a current and valid Certificate of Workers' Compensation Insurance as evidence of current and valid Workers' Compensation Insurance coverage, or a statement certifying that they have no employees and are not required to obtain or maintain workers' compensation insurance. The bill would also require the insurer, including the State Compensation Insurance Fund, to report to the registrar of the Structural Pest Control Board the company name, registration number, policy number, dates that coverage is scheduled to commence and lapse, and cancellation date if the policy is canceled for specified reasons. The bill would provide that willful or deliberate disregard and violation of workers' compensation insurance laws constitutes a cause for disciplinary action, and that a violation of these provisions is not a misdemeanor, as specified. This bill contains other existing laws.

SB 1067 [Portantino D](#) Housing development projects: automobile parking requirements. (Amended: 6/30/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/30/2022

Existing law, 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 also authorizes the legislative

body of a city or a county to adopt ordinances establishing requirements for parking. This bill would prohibit a city, county, or city and county from imposing any minimum automobile parking requirement on a housing development project, as defined, that is located within 1/2 mile of public transit, as defined. The bill, notwithstanding the above-described prohibition, would authorize a city, county, or city and county to impose or enforce minimum automobile parking requirements on a housing development project if the local government makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on the city's, county's, or city and county's ability to meet its share of specified housing needs or existing residential or commercial parking within 1/2 mile of the housing development. The bill would create an exception from the above-described provision if the development (1) dedicates a minimum of 20% of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities, (2) contains fewer than 20 housing units, or (3) is not subject to parking requirements based on any other state law. The bill would prohibit these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a housing development project that is located within 1/2 mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities. By changing the duties of local planning officials, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

SB 1073 [Grove R](#) Property tax: exemptions: disabled veterans. (Introduced: 2/15/2022)

[Leginfo Link](#)

Location: 5/9/2022- SENATE APPR. SUSPENSE FILE

Current: Introduced: 2/15/2022

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, 2023, 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. This bill contains other related provisions and other existing laws.

SB 1076 [Archuleta D](#) Lead-based paint. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY THIRD READING

Current: Amended: 8/15/2022

Existing law requires the State Department of Public Health to implement and administer a residential lead-based paint hazard reduction program, as specified, including adopting regulations regarding accreditation of providers of health and safety training to employees who engage in or supervise lead-related construction work, as defined, and certification of employees who have successfully completed that training. Existing law

requires the department to adopt regulations to establish and impose fees for those accreditations and certifications and for licensing entities engaged in lead-related occupations, as specified. Existing law requires those fees to be deposited into the Lead-Related Construction Fund, as specified, and to be available for specified uses upon appropriation by the Legislature. This bill would require the department to review and amend its regulations governing lead-related construction work, including training and certification for workers and accreditation for trainers in lead-safe work practices, to comply with existing state regulations and the United States Environmental Protection Agency's Lead Renovation, Repair, and Painting Rule, as specified. The bill would require the adoption of those regulations to establish fee provisions for those certifications and accreditations. The bill would require the fees to be deposited into the Lead-Related Construction Fund. The bill would require the department to adopt emergency regulations to implement these provisions, as specified. This bill contains other related provisions and other existing laws.

SB 1084 [Hurtado D](#) Agricultural land: foreign ownership and interests: foreign governments. (Amended: 6/30/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE CONCURRENCE

Current: Amended: 6/30/2022

Existing law provides that all property has an owner, whether that owner is the state, and the property is public, or the owner is an individual, and the property is private. This bill would prohibit a foreign government from purchasing, acquiring, leasing, or holding an interest, as defined, in agricultural land within the State of California. The bill would exempt land held by foreign governments before January 1, 2023, from that prohibition, and would specify that it does not apply to federally recognized Indian tribes or their government units and enterprises. This bill contains other related provisions and other existing laws.

SB 1094 [Becker D](#) Local planning. (Amended: 5/2/2022)

[Leginfo Link](#)

Location: 5/20/2022- SENATE DEAD

Current: Amended: 5/2/2022

Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine the existing and projected need for housing for each region, and requires the share of a city or county of the regional housing need to include that share of the housing need of persons at all income levels within the area significantly affected by the general plan of the city or county. Existing law requires the housing element to identify adequate sites for housing, as specified. Existing law allows the department to permit a city or county to substitute up to 25% of its obligation to identify adequate sites for any income category in its housing element if the city or county includes a program that commits the local government to provide units in that income category through the provision of committed assistance during the planning period covered by the element to low- and very low income households at affordable housing costs or affordable rents, as specified. Existing law provides that this provision does not apply to any city or county that has not met its share of regional housing needs for low- and very low income households, as specified. This bill would provide that any city or county that has not met its share of regional housing needs for moderate-, low-, and very low income households is not authorized to substitute up to 25% of its obligation to identify adequate sites through a committed assistance program. This bill contains other related provisions and other existing laws.

SB 1105 [Hueso D](#) San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency. (Amended: 6/30/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/30/2022

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 San Diego Regional Equitable and Environmentally Friendly Housing Act, would establish the San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency and would state that the agency's purpose is to increase the supply of equitable and environmentally friendly housing in the County of San Diego by providing for significantly enhanced funding and technical assistance across the regional level for equitable and environmentally friendly housing projects and programs, equitable housing preservation, and rental protection programs, as specified. The bill would require a board composed of 6 voting members who are primary or alternate members of the San Diego Association of Governments, as specified, to govern the agency. This bill contains other related provisions and other existing laws.

SB 1110 [Melendez R](#) Trespass. (Amended: 4/28/2022)

[Leginfo Link](#)

Location: 6/9/2022- ASSEMBLY RECONSIDERATION

Current: Amended: 4/28/2022

Existing law makes it a misdemeanor to commit the crime of trespass, which includes refusing or failing to leave land, real property, or structures belonging to, or lawfully occupied by, another and not open to the general public upon being requested to leave by a peace officer at the request of the owner, the owner's agent, or the person in lawful possession and upon being informed by the peace officer that they are acting at the request of the owner, the owner's agent, or the person in lawful possession. Existing law requires the owner, the owner's agent, or the person in lawful possession to make a separate request to the peace officer on each occasion when the peace officer's assistance in dealing with a trespass is requested, except that a single request for peace officer assistance may be made for a period not to exceed 12 months when the premises or property is closed to the public and posted as being closed. Existing law requires the requester to inform the law enforcement agency to which the request was made when the assistance is no longer desired before the 12-month period expires. Existing law also authorizes a single request for a peace officer's assistance to be made for a period of time not to exceed 30 days and identified by specific dates when there is a fire hazard or the owner, the owner's agent, or the person in lawful possession is absent from the property. Under existing law, a request for assistance expires when ownership of the property changes or upon a change in the person in lawful possession. This bill would authorize a single request for assistance to be made and submitted electronically, in a notarized writing on a form provided by the law enforcement agency, to a peace officer for a period of not more than 3 years when the premises or property is closed to the public and posted as being closed and would require the notice ending assistance before the 3 years has passed to be in writing. The bill would allow a request for peace officer assistance to continue after a change in ownership or transfer of lawful possession if the transferee notifies the relevant law enforcement or the city of the change. The bill also would require the single request for a peace officer's assistance for a 30-day period to be in a notarized writing on a form provided by the law enforcement agency. The bill would authorize local governments to accept electronic submissions of requests for peace officer assistance.

SB 1126 [Cortese D](#) CalSavers: retirement savings. (Enrollment: 8/17/2022)

[Leginfo Link](#)

Location: 8/17/2022- SENATE ENROLLED

Current: Enrollment: 8/17/2022

Existing law, the CalSavers Retirement Savings Trust Act, administered by the CalSavers Retirement Savings Board, establishes the CalSavers Retirement Savings Program and the CalSavers Retirement Savings Trust. Under existing law, the trust consists of a program fund and an administrative fund with trust moneys that are continuously appropriated and administered by the CalSavers Retirement Savings Board for the purpose of promoting greater retirement savings for California private employees. Existing law requires eligible employers to offer a payroll deposit retirement savings arrangement so that eligible employees may contribute a portion of their salary or wages to a retirement savings program account in the program, as specified. Existing law defines “eligible employer” for purposes of the act to mean a person or entity engaged in a business, industry, profession, trade, or other enterprise in the state, excluding specified federal, state, and local governmental entities, with 5 or more employees and that satisfies certain requirements to establish or participate in a payroll deposit retirement savings arrangement. This bill would expand that definition of “eligible employer” to include a person or entity, as described above, that has at least one eligible employee and that satisfies the requirements to establish or participate in a payroll deposit retirement savings arrangement, and would additionally exclude from the definition of “eligible employer” sole proprietorships, self-employed individuals, or other business entities that do not employ any individuals other than the owners of the business. By expanding eligibility under the act, the bill would remove a restriction limiting expenditure of funds and authorize the expenditure of continuously appropriated moneys for a new purpose, thereby making an appropriation. This bill contains other related provisions and other existing laws.

SB 1133 [Archuleta D](#) Price gouging: state of emergency. (Amended: 6/29/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/29/2022

Under existing law, upon the proclamation of a state of emergency, as defined, declared by the President of the United States or the Governor, or upon the declaration of a local emergency, as defined, by the executive officer of any county, city, or city and county, and for a period of 30 days following that declaration, it is a misdemeanor with specified penalties for a person, contractor, business, or other entity to sell or offer to sell certain goods and services, including rental housing, for a price that exceeds by 10% the price charged by that person immediately prior to the proclamation of emergency, except as specified. Existing law authorizes this prohibition to be extended for additional periods if deemed necessary to protect the lives, property, or welfare of the citizens, as specified. Existing law requires the Office of Emergency Services, upon the proclamation of an emergency by the Governor, to include information about these provisions and guidance to property owners, as specified, on an appropriate internet website. This bill would require an extension of those prohibitions, if it would apply to rental housing and the state of emergency has been in effect for over a year or more, to include findings that it is necessary to prevent excessive and unjustified increases in rental prices. The bill would also exclude from those prohibitions newly constructed housing that was issued a certificate of occupancy for residential use within the 3 months preceding a proclamation of a state of emergency or declaration of local emergency or within the duration of the proclamation or declaration. The bill would require the Office of Emergency Services to post on its internet website all proclamations of a state of emergency and declarations of local emergency, including any extensions, as specified, and would prohibit penalties for violations of these provisions from being enforced until the proclamation is posted on the internet website of the office.

SB 1163 [Dahle R](#) Enhanced Infrastructure Financing Districts. (Introduced: 2/17/2022)

[Leginfo Link](#)

Location: 2/17/2022- SENATE RLS.

Current: Introduced: 2/17/2022

Existing law authorizes the legislative body of city or county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community. This bill would make a nonsubstantive change to these provisions.

SB 1164 Stern D Energy: building energy efficiency: heating, ventilation, and air conditioning equipment: sale registry and compliance tracking system: compliance document data registry. (Amended: 6/29/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/29/2022

Existing law requires the State Energy Resources Conservation and Development Commission to prescribe, by regulation, building design and construction standards and energy and water conservation design standards for new residential and nonresidential buildings. Existing law requires the commission to prescribe, by regulation, standards for minimum levels of operating efficiency to promote the use of energy-efficient and water-efficient appliances whose use requires a significant amount of energy or water on a statewide basis. Existing law requires the commission to approve a plan that will promote compliance with specified regulations in the installation of central air conditioning and heat pumps and authorizes the commission to adopt regulations to increase compliance with permitting and inspection requirements for central air conditioning and heat pumps, and associated sales and installations, consistent with that plan. This bill would require the commission, on or before January 1, 2026, to develop and implement an electronic statewide heating, ventilation, and air conditioning (HVAC) equipment sales registry and compliance tracking system that is designed to identify HVAC equipment that is installed in California without permits and without completion of the required documentation, as provided. The bill would require the commission, on or before January 1, 2025, to develop and implement an electronic statewide compliance document data registry to register and store compliance, installation, and acceptance test documentation data required by the regulations specified above, as provided. The bill would specify that the HVAC equipment sales registry and compliance tracking system and the electronic statewide compliance document data registry are not to be directly accessible to the general public. The bill would require the commission to identify and designate certain information as presumptively confidential. The bill would require the commission, by March 1, 2024, and by every March 1 thereafter until March 1, 2028, to submit a report to certain committees of the Legislature on the implementation status of the HVAC equipment sales registry and compliance tracking system and a report to those committees of the Legislature on the implementation status of the electronic statewide compliance document data registry. This bill contains other existing laws.

SB 1202 Limón D Business entities: Secretary of State: document filings. (Amended: 8/18/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE DESK

Current: Amended: 8/18/2022

Existing law, the Commercial and Industrial Common Interest Development Act, requires each association, to assist with the identification of commercial or industrial common interest developments, to submit to the Secretary of State specified information concerning the association and development that it manages. Existing law requires the Secretary of State to make the name, address, and either the daytime telephone number or email address of the association's onsite office or managing agent available only for governmental purposes and only to Members of the Legislature and the Business, Consumer Services, and Housing Agency, upon written request. Existing law provides that all other information submitted pursuant to this provision is subject to public inspection pursuant to the California Public Records Act and shall be made available for governmental or public inspection. This bill would delete the above provision requiring the Secretary of State

to make the above-described information available only for governmental purposes and specifying other information is subject to public inspection pursuant to the California Public Records Act. This bill contains other related provisions and other existing laws.

SB 1214 [Jones R](#) Planning and zoning: local planning. (Enrollment: 8/17/2022)

[Leginfo Link](#)

Location: 8/17/2022- SENATE ENROLLED

Current: Enrollment: 8/17/2022

Existing law, the Planning and Zoning Law, establishes in each city and county a planning agency with the powers necessary to carry out the purposes of the law. Existing law requires the legislative body of each city and county to by ordinance assign the functions of the planning agency to a planning department, one or more planning commissions, administrative bodies or hearing officers, the legislative body itself, or any combination thereof, as it deems appropriate and necessary. Existing law authorizes a legislative body to establish for its planning agency any rules, procedures, or standards that do not conflict with state or federal law. This bill would require a local planning agency to ensure architectural drawings that contain protected information, as defined, are made available to the public in a manner that does not facilitate their copying, as specified. By requiring a planning agency to take specified actions with respect to architectural drawings, this bill would create a state-mandated local program. The bill would authorize a planning agency to maintain official copies of architectural drawings with protected information submitted to the agency, subject to specified restrictions. The bill would also authorize a planning agency to take specified actions regarding these architectural drawings. The bill would also authorize a planning agency to provide a copy of or post a site plan or massing diagram, as defined, on the internet and allow the site plan or massing diagram to be copied. This bill contains other related provisions and other existing laws.

SB 1246 [Stern D](#) Income taxes: gross income exclusions: wildfires. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE CONCURRENCE

Current: Amended: 8/15/2022

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 provides various exclusions from gross income. This bill would, for taxable years beginning before January 1, 2027, provide an exclusion from gross income for any qualified taxpayer, as defined, for amounts received for costs and losses associated with the 2017 Thomas Fire and the 2018 Woolsey Fire, as provided. This bill contains other related provisions and other existing laws.

SB 1252 [Committee on Housing](#) Housing. (Amended: 6/14/2022)

[Leginfo Link](#)

Location: 8/11/2022- SENATE CONCURRENCE

Current: Amended: 6/14/2022

Existing law, the Davis-Stirling Common Interest Development Act, defines and regulates common interest developments. Existing law requires an association to distribute specified annual reports to its members, to solicit members’ delivery preference for notices from the association, and to record the collected preferences at least 30 days before distributing the annual budget report. This bill would require an association to record the collected preferences at least 30 days before distributing the annual budget report and the annual policy statement. This bill contains other related provisions and other existing laws.

SB 1266 [Borgeas R](#) Income taxes: credits: designated wildfire zones. (Amended: 6/13/2022)

[Leginfo Link](#)

Location: 6/2/2022- ASSEMBLY REV. & TAX

Current: Amended: 6/13/2022

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 on or after January 1, 2023, and before January 1, 2028, in an amount that is equal to 50% of the amount incurred, subject to specified limitations, by a natural person or a small business, as defined, during the taxable year for the purchase of a backup electricity generator or a solar battery for use in a residence or commercial property in a designated wildfire zone, as defined. The bill would define “backup electricity generator” to mean a standby or portable device that can generate at least 10 kilowatts, is designed and manufactured exclusively for the purpose of generating electricity, and complies with applicable air quality standards promulgated by the State Air Resources Board. The bill would provide that the credit is only operative for taxable years for which an appropriation is made for its purposes in the annual Budget Act or other statute. The bill would also include additional information required for any bill authorizing a new tax expenditure.

SB 1284 [Bates R](#) Homelessness: interim motel housing projects: state programs. (Amended: 3/16/2022)

[Leginfo Link](#)

Location: 4/29/2022- SENATE DEAD

Current: Amended: 3/16/2022

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. Existing law, until January 1, 2025, exempts from CEQA projects related to the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing, as defined, that meet certain conditions. This bill would delete the above-described January 1, 2025, repeal date, thereby extending operation of that exemption indefinitely. Because the lead agency must determine the applicability of this exemption, this bill would impose a state-mandated local program.

SB 1291 [Archuleta D](#) Hydrogen-fueling stations: administrative approval. (Amended: 8/18/2022)

[Leginfo Link](#)

Location: 8/22/2022- SENATE CONCURRENCE

Current: Amended: 8/18/2022

Existing law requires every city, county, and city and county to administratively approve an application to install electric vehicle charging stations through the issuance of a building permit or similar nondiscretionary permit and requires the review of an application to install an electric vehicle charging station to be limited to

the building official’s review of whether it meets all health and safety requirements of local, state, and federal law. Existing law prohibits a city, county, or city and county from denying an 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. Existing law requires that any conditions imposed on an application to install an electric vehicle charging station be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible. This bill, until January 1, 2030, would extend these provisions to apply to the installation of hydrogen-fueling stations located on a parcel that is either (1) zoned for industrial or commercial development and does not contain any residential units or (2) was previously developed with a service station, as defined. The bill would define “hydrogen-fueling station” to mean the equipment used to store and dispense hydrogen fuel to vehicles according to industry codes and standards and that is open to the public. The bill would require hydrogen-fueling stations to meet specified standards, including applicable safety and performance standards established by the Society of Automotive Engineers and accredited nationally recognized testing laboratories and any rules established by the State Air Resources Board, Energy Commission, and Department of Food and Agriculture regarding safety, reliability, weights, and measures, as specified. This bill contains other related provisions and other existing laws.

SB 1292 [Stern D](#) Land use: development restriction: fire hazard severity zones. (Amended: 3/16/2022)

[Leginfo Link](#)

Location: 5/6/2022- SENATE DEAD

Current: Amended: 3/16/2022

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 its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires the housing element to include, among other things, an inventory of land suitable and available for residential development. Existing law imposes various requirements on a city, county, or city and county upon receiving an application for a housing development project meeting certain standards. This bill would authorize a city, county, or city and county to restrict the development of residential housing in moderate, high, and very high fire hazard severity zones, as defined, if the city, county, or city and county adopts a plan, as specified, ensuring the production of at least double the number of residential units not developed as a result of the restriction.

SB 1297 [Cortese D](#) Low-embodied carbon building materials: carbon sequestration. (Amended: 6/23/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/23/2022

The California Global Warming Solutions Act of 2006 designates the State Air Resources Board as the state agency charged with monitoring and regulating sources of emissions of greenhouse gases. Existing law requires the state board, by July 1, 2023, to develop a comprehensive strategy for the state’s cement sector to achieve net zero-emissions of greenhouse gases used within the state as soon as possible, but no later than December 31, 2045. This bill would require the Energy Commission, in consultation with specified state agencies and other entities, to develop a plan as part of the 2023 Integrated Energy Policy Report to advance low-carbon materials and methods in building and construction projects that details a strategy and recommendations to minimize embodied carbon and maximize carbon sequestration in building materials, as provided. The bill would require the state board to develop an accounting protocol to quantify embodied carbon and carbon sequestration in building materials. Following the adoption of that protocol, the bill would require the Natural Resources Agency to incorporate, as appropriate, projects using low-embodied carbon building materials or carbon sequestration in building materials into the California Carbon Sequestration and

Climate Resiliency Project Registry. The bill would require the Office of Planning and Research to evaluate the circumstances in which the use of low-embodied carbon building materials or carbon sequestration in building materials is an acceptable mitigation measure pursuant to the California Environmental Quality Act. This bill contains other related provisions and other existing laws.

SB 1307 [Rubio D](#) Department of Housing and Community Development: Mobilehome Parks Act: Special Occupancy Parks Act. (Amended: 6/22/2022)

[Leginfo Link](#)

Location: 8/8/2022- ASSEMBLY THIRD READING

Current: Amended: 6/22/2022

Existing law, the Mobilehome Parks Act, establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks and requires the Department of Housing and Community Development to enforce the act. Existing law, the Special Occupancy Parks Act, establishes requirements for the construction, maintenance, occupancy, use, and design of special occupancy parks and requires the department to enforce the act. Existing law authorizes a city, county, or city and county to assume responsibility for the enforcement of the Mobilehome Parks Act, the Special Occupancy Parks Act, and the regulations adopted pursuant to those acts, following approval by the department for the assumption, as specified. This bill would require the department to post an explanation of the process for a city, county, or city and county to assume the enforcement responsibilities pursuant to the acts described above, on its internet website, in multiple languages. The bill would also require the department to send an annual electronic notice that explains the process to every city, county, or city and county government that has a mobilehome park located within its jurisdiction. This bill contains other existing laws.

SB 1323 [Archuleta D](#) Foreclosure: equity sale: multiple listing. (Amended: 8/15/2022)

[Leginfo Link](#)

Location: 8/18/2022- ASSEMBLY INACTIVE FILE

Current: Amended: 8/15/2022

Existing law imposes various requirements to be satisfied before exercising a power of sale under a mortgage or deed of trust, including recording a notice of default, providing a mortgagor or trustor a copy of the recorded notice of default, providing notice of the time and place scheduled for the public auction sale of the real property and other notices related to the sale, determining the fees and expenses that may be paid from the sale, determining who may conduct the sale and act in the sale as an auctioneer for the trustee, determining the time and place where the auction sale may occur, and specifying how bids may be made and accepted at the auction sale. This bill would recast these provisions to require that an equity sale, as defined, of property under a power of sale of a mortgage or deed of trust be made by a real estate licensee, as defined, and by publicly listing the property for sale on a multiple listing service with an initial listing price at the property's appraised value, as specified. If the trustee receives multiple qualifying offers, as defined, the bill would require the trustee to make counter offers to each offeror, as specified, and comply with prescribed procedures. The bill would require the trustee to reduce the listed price of the property if the trustee does not receive a qualifying offer within 30 days of listing the property, and every 30 days thereafter, as specified. This bill contains other related provisions.

SB 1340 [Hertzberg D](#) Property taxation: active solar energy systems: extension. (Enrollment: 8/23/2022)

[Leginfo Link](#)

Location: 8/23/2022- SENATE ENROLLMENT

Current: Enrollment: 8/23/2022

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. Existing law repeals this exclusion on January 1, 2025. This bill would extend the exclusion described above through the 2025–26 fiscal year, and would extend the repeal date to January 1, 2027. This bill contains other related provisions and other existing laws.

SB 1348 [Bradford D](#) Escrow agents: controlled substances. (Amended: 4/7/2022)

[Leginfo Link](#)

Location: 6/30/2022- ASSEMBLY THIRD READING

Current: Amended: 4/7/2022

Existing law, the Escrow Law, prohibits a person who has been convicted of or pleaded nolo contendere to certain crimes within the past 10 years, or who has been held liable in any civil action by final judgment or any administrative judgment by any public agency within the past 7 years, of any of those provisions from serving in any capacity as an officer, director, stockholder, trustee, agent, or employee of an escrow agent, or in any position involving any duties with an escrow agent, in this state. Among the disqualifying offenses referenced above is an offense involving controlled substances. This bill would strike an offense involving controlled substances from the list of disqualifying offenses and would correct an obsolete cross-reference in those provisions.

SB 1349 [Caballero D](#) Taxation: credits: California New Employment Credit. (Amended: 6/28/2022)

[Leginfo Link](#)

Location: 8/10/2022- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 6/28/2022

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws, including, for taxable years beginning on or after January 1, 2014, and before January 1, 2026, a credit to a qualified taxpayer that hires a qualified full-time employee within a designated census tract or economic development area and that receives a tentative credit reservation for that qualified full-time employee. For purposes of that credit, various requirements relating to work within those tracts or areas are further prescribed. Under that credit, “qualified wages” are defined to mean wages that meet specified requirements and that portion of the wages paid or incurred by the qualified taxpayer during the taxable year to each qualified full-time employee that exceeds 150% of minimum wage, but does not exceed 350% of minimum wage. Under that credit, however, if the qualified full-time employee is employed in a designated pilot area, “qualified wages” are defined to mean wages that meet specified requirements and that portion of wages paid or incurred by the qualified taxpayer to each qualified full-time employee that exceeds \$10 per hour or an equivalent amount for salaried employees, but does not exceed 350% of minimum wage. This bill would remove, for taxable years beginning on or after January 1, 2023, the requirement that the work performed by the qualified full-time employee be in a designated census tract or economic development area, and would make conforming and related changes to remove requirements relating to those tracts and areas. The bill would expand the definition of qualified full-time employee to also include an employee claimed by

the qualified taxpayer during the taxable year, as described, for a federal work opportunity credit, as defined. The bill would instead define “qualified wages” to mean that portion of wages paid or incurred by the qualified taxpayer during the taxable year to each qualified full-time employee that exceeds 150% of the minimum wage, but does not exceed 350% of minimum wage, among other things. This bill contains other related provisions and other existing laws.

SB 1351 [Durazo D](#) California Youth Apprenticeship Program. (Amended: 5/19/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 5/19/2022

Existing law establishes within the Department of Industrial Relations the Division of Apprenticeship Standards, under the direction of the Chief of the Division of Apprenticeship Standards, to administer and enforce laws relating to apprenticeships, including evaluating and approving apprenticeship programs. This bill would establish the California Youth Apprenticeship Program for the purpose of awarding grant funds to eligible applicants to provide funding for existing apprenticeship and preapprenticeship programs or to develop new apprenticeship programs to serve a specified target population. The bill would define “target population” as individuals from 16 to 24 years of age who are at risk of disconnection or are disconnected from the education system or employment, unhoused, in the child welfare, juvenile justice, or criminal justice system, live in concentrated poverty, or face barriers to labor market participation, among other criteria. The bill would establish the Office of the California Youth Apprenticeship Program within the Division of Apprenticeship Standards to administer the program. This bill contains other related provisions.

SB 1354 [Jones R](#) Design-build contracting: cities, counties, and cities and counties: compliance with the federal Americans with Disabilities Act of 1990. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 6/29/2022- ASSEMBLY THIRD READING

Current: Introduced: 2/18/2022

Existing law, until January 1, 2025, authorizes local agencies, as defined, to use the design-build procurement process for specified public works with prescribed cost thresholds. Existing law requires specified information submitted by a design-build entity in the design-build procurement process to be certified under penalty of perjury. This bill would authorize a city, county, or city and county to use the design-build contracting process to award contracts for constructing projects that are necessary in order to comply with the federal Americans with Disabilities Act of 1990. By expanding design-build authority to include additional projects, the bill would expand the scope of the crime of perjury, thereby imposing a state-mandated local program. This bill contains other related provisions and other existing laws.

SB 1357 [Archuleta D](#) Property taxation: exemption: disabled veteran homeowners. (Amended: 6/15/2022)

[Leginfo Link](#)

Location: 8/3/2022- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 6/15/2022

The California Constitution provides that all property is taxable, and requires that it be assessed at the same percentage of fair market value, unless otherwise provided by the California Constitution or federal law. The

California Constitution and existing property tax law provide various exemptions from taxation, including, among others, a disabled veterans' exemption and a veterans' organization exemption. This bill would exempt from taxation property owned by, and that constitutes the principal place of residence of, a veteran, the veteran's spouse, or the veteran and the veteran's spouse jointly, if the veteran is 100% disabled. The bill would provide an unmarried surviving spouse a property exemption in the same amount that they would have been entitled to if the veteran was alive and if certain conditions are met. The bill would require certain documentation to be provided to the county assessor to receive the exemption and would prohibit any other real property tax exemption from being granted to the claimant if receiving the exemption provided by the provisions of this bill. The bill would make these exemptions applicable for property tax lien dates occurring on or after January 1, 2023, but occurring before January 1, 2033. By imposing additional duties on local tax officials, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

SB 1368 [Dahle R](#) State of emergency: termination after 45 days: extension by the Legislature. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 4/29/2022- SENATE DEAD

Current: Introduced: 2/18/2022

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 1369 [Wieckowski D](#) Adaptive reuse projects: by-right: funding. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 4/29/2022- SENATE DEAD

Current: Introduced: 2/18/2022

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 mandatory elements, a housing element. Under that law, supportive housing, as defined, is a use by right in zones where multifamily and mixed uses are permitted if the developer provides the planning agency with a plan for providing supportive services and the proposed housing development meets specified criteria. 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 does not apply to the approval of ministerial projects. This bill would make an adaptive reuse project a use by right in all areas regardless of zoning. The bill would define "adaptive reuse project" to mean any commercial, public, industrial, or office building or structure that has 25-percent occupancy or less, which is converted into a housing development project. The bill would define "use by right" to mean that the city or county's review of the adaptive reuse project may not require a conditional use permit, planned unit development permit, or other discretionary city or county review or approval that would constitute a "project" for purposes of CEQA, as specified. This bill contains other related provisions and other existing laws.

SB 1377 [Newman D](#) Personal income tax: deductions: adjusted gross income: consumer protection violations. (Amended: 6/21/2022)

[Leginfo Link](#)

Location: 8/3/2022- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 6/21/2022

The Personal Income Tax Law, in modified conformity with federal income tax laws, allows various deductions from gross income in computing adjusted gross income under that law. This bill, for each taxable year beginning on or after January 1, 2022, would allow a deduction in computing adjusted gross income in an amount equal to attorney's fees and court costs included in gross income by a taxpayer during the taxable year in connection with any litigation involving a claim of a consumer protection violation, as defined. This bill contains other related provisions and other existing laws.

SB 1385 [Cortese D](#) Electricity: multifamily housing local solar program. (Amended: 6/30/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/30/2022

Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including electrical corporations. Under existing law, the Green Tariff Shared Renewables Program requires an electrical corporation with 100,000 or more customers in California to file with the commission an application requesting approval of a tariff to implement a program enabling ratepayers to participate directly in offsite electrical generation facilities that use eligible renewable energy resources. Existing law requires the commission, by June 30, 2017, to authorize, through the Multifamily Affordable Housing Solar Roofs Program, the awarding of monetary incentives for qualifying solar energy systems that are installed on qualified multifamily affordable housing properties through December 31, 2030. This bill would require the commission, on or before January 1, 2024, to establish a new multifamily housing local solar program that would require each electrical corporation with more than 100,000 service connections in California to construct, or contract for the construction of, a solar and storage system on or near qualified multifamily housing, as specified. The bill would require those electrical corporations to export electricity from those solar and storage systems and use the resulting revenues to offset the costs of providing monthly bill credits to the participating low-income customers, pay the costs of constructing and operating the system, and pay the costs of administering the program, and would prohibit those electrical corporations from shifting those costs to, or recovering those costs from, nonparticipating customers. The bill would require the commission, when the installed capacity of the program reaches 500 megawatts or as of January 1, 2026, whichever occurs first, to evaluate the program and other voluntary customer renewable energy programs, and would require the commission to report to the Legislature the results of the evaluation on or before July 1, 2026, as provided. The bill would repeal these provisions on January 1, 2027. This bill contains other related provisions and other existing laws.

SB 1393 [Archuleta D](#) Energy: appliances: local requirements. (Amended: 6/30/2022)

[Leginfo Link](#)

Location: 8/12/2022- ASSEMBLY DEAD

Current: Amended: 6/30/2022

Existing law requires the State Energy Resources Conservation and Development 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 that include one or more specified topics. This bill would require the commission to gather or develop, and publish on its internet website, the guidance and best practices by July 1, 2023, and would require the guidance to include all of those specified topics and additional topics. The bill would require the commission to update annually the guidance and best practices. The bill would require a city, including a charter city, or county, when adopting an ordinance requiring The replacement of a fossil fuel-fired appliance with an electric appliance upon the alteration or retrofit of a residential and nonresidential building, to consider any guidance published by the commission. The bill would require the commission, upon request by a local government considering the adoption of that ordinance, to provide technical assistance to the local government. The bill would require a local government, within 60 days of adopting that ordinance, to submit to the commission a copy of the ordinance, and other specified information and would require the commission to provide written comments on the ordinance based upon the commission’s guidance published at the time the ordinance is adopted. If the commission determines that the local government did not consider the guidance, the bill would require the local government to consider the guidance or portion of the guidance that the commission determines the local government did not consider, make any modification of the ordinance deemed necessary by the local government, and resubmit the ordinance and other information to the commission. The bill would specify that the commission is to implement the requirements of the bill upon appropriation by the Legislature. This bill contains other related provisions.

SB 1404 [Stern D](#) California Environmental Quality Act: oak woodlands. (Amended: 4/27/2022)

[Leginfo Link](#)

Location: 5/20/2022- SENATE DEAD

Current: Amended: 4/27/2022

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 requires a county to determine whether a project within its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment. CEQA requires the county to require certain oak woodlands mitigation alternatives if the county determines that there may be a significant effect to oak woodlands. CEQA exempts certain projects from this requirement. CEQA requires a lead agency that adopts, and a project that incorporates, one or more of the mitigation alternatives to be deemed to be in compliance with CEQA only as it applies to effects on oaks and oak woodlands. This bill would instead require a lead agency to determine whether a project within its jurisdiction may result in a conversion of oak woodlands, as defined, that will have a significant effect on the environment and to require certain oak woodlands mitigation alternatives, and would make conforming changes. The bill would provide that the removal of 3 or more oak trees within an oak woodland located within areas mapped by state or local agencies as areas critical to habitat linkage, natural resources protection, or otherwise related to biodiversity and conservation constitutes a significant effect on the environment. By imposing duties on local lead agencies, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

SB 1408 [Allen D](#) Planning and zoning: general plan: annual report. (Amended: 3/16/2022)

[Leginfo Link](#)

Location: 5/6/2022- SENATE DEAD

Current: Amended: 3/16/2022

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 net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, building permit, or certificate of occupancy, and the income category, by area median income, that each unit of housing satisfies, as specified. This bill would authorize the planning agency to include in the portion of its report detailing the number of net new units of housing single-room occupancy units and nontraditional housing units, as those terms are defined, that were developed in previous housing element planning periods if those units are subject to authorization by the department and were not counted in previous reports.

SB 1414 [Durazo D](#) Surplus land disposal. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 2/18/2022- SENATE RLS.

Current: Introduced: 2/18/2022

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. Existing law extends the dates by which the disposition of property must be completed, as specified, if the disposition of property, the local agency's right or ability to dispose of the property, or a development project for which the property is proposed to be transferred, is the subject of judicial challenge. This bill would make a nonsubstantive change to the provision extending the dates by which the disposition of property must be completed if the property is subject to judicial challenge.

SB 1430 [Melendez R](#) Energy: building standards: photovoltaic requirements. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 4/29/2022- SENATE DEAD

Current: Introduced: 2/18/2022

Existing law authorizes the State Energy Resources Conservation and Development Commission to prescribe, by regulation, energy efficiency standards, including appliance efficiency standards. Pursuant to this authority, the commission has established regulations requiring solar-ready buildings and for the installation of photovoltaic systems meeting certain minimum requirements for low-rise residential buildings built on or after January 1, 2020. Existing law provides that these regulations shall be enforced by the building department of every city, county, or city and county. This bill would, until January 1, 2030, suspend any existing regulation that requires a new single-family residential home to install a new photovoltaic system. This bill would provide that the building departments of every city, county, or city and county within the state are not required to enforce any existing regulation regarding the same. This bill would also, until January 1, 2030, prohibit the commission from adopting regulations for new single-family residential buildings requiring new photovoltaic systems that meet minimum qualification requirements, as described. This bill would render inoperative any regulation that imposes a requirement prohibited by these provisions. This bill would include related findings and declarations.

SB 1444 [Allen D](#) Joint powers authorities: South Bay Regional Housing Trust. (Amended: 5/17/2022)

[Leginfo Link](#)

Location: 6/30/2022- ASSEMBLY THIRD READING

Current: Amended: 5/17/2022

The Joint Exercise of Powers Act authorizes 2 or more public agencies, by agreement, to form a joint powers authority to exercise any power common to the contracting parties, as specified. The act authorizes the agreement to set forth the manner by which the joint powers authority will be governed. The act specifically authorizes the establishment of specified joint powers authorities, including the San Gabriel Valley Regional Housing Trust, for the purposes of funding housing specifically assisting the homeless population and persons and families of extremely low, very low, and low income, as specified. This bill would similarly authorize the establishment of the South Bay Regional Housing Trust, a joint powers authority, by the County of Los Angeles and any or all of the cities within the jurisdiction of the South Bay Cities Council of Governments, with the stated purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within the South Bay. The bill would authorize the South Bay Regional Housing Trust to fund the planning and construction of housing, receive public and private financing and funds, and authorize and issue bonds. The bill would require that the joint powers agreement establishing the South Bay Regional Housing Trust incorporate specified annual financial reporting and auditing requirements. This bill would make legislative findings and declarations as to the necessity of a special statute for the South Bay Cities region of the County of Los Angeles.

SB 1448 [Bates R](#) Contractors: workers' compensation insurance reports. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 2/18/2022- SENATE RLS.

Current: Introduced: 2/18/2022

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 a licensed contractor, or applicant for licensure, except in specified cases, to have on file at all times with the board a current and valid Certificate of Workers' Compensation Insurance or Certification of Self-Insurance, as specified. This bill would make a nonsubstantive change in those provisions.

SB 1456 [Stern D](#) Property taxation: welfare exemption: low-income housing. (Amended: 3/31/2022)

[Leginfo Link](#)

Location: 6/2/2022- ASSEMBLY REV. & TAX

Current: Amended: 3/31/2022

The California Constitution authorizes the Legislature to exempt from taxation, in whole or in part, property that is used exclusively for religious, hospital, or charitable purposes, and is owned or held in trust by a nonprofit entity. Pursuant to this constitutional authority, existing law partially exempts from property taxation property used exclusively for rental housing and related facilities, if specified criteria are met, including, except in the case of a limited partnership in which the managing general partner is a nonprofit corporation eligible for the exemption, that 90% or more of the occupants of the property are lower income households whose rents do not exceed the rent limits prescribed by a specified law. Existing law limits the total exemption amount allowed to a taxpayer, with respect to a single property or multiple properties for any fiscal year on the sole basis of the application of this criterion, to \$20,000,000 of assessed value. This bill

would remove the above-described limit on the total exemption amount with respect to property tax lien dates occurring on and after the effective date of the bill. By adding to the duties of local tax officials, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

SB 1457 [Hertzberg D](#) Housing: California Family Home Construction and Homeownership Bond Act of 2022. (Amended: 4/19/2022)

[Leginfo Link](#)

Location: 6/2/2022- ASSEMBLY H. & C.D.

Current: Amended: 4/19/2022

Existing law, the Veterans and Affordable Housing Bond Act of 2018, which was approved by the voters as Proposition 1 at the November 6, 2018, statewide general election, authorizes the issuance of bonds in the amount of \$4,000,000,000 pursuant to the State General Obligation Bond Law and requires the proceeds from the sale of these bonds to be used to finance various housing programs and a specified program for farm, home, and mobilehome purchase assistance for veterans, as provided. This bill would enact the California Family Home Construction and Homeownership Bond Act of 2022 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$25,000,000,000 pursuant to the State General Obligation Bond Law to finance the California Family Home Construction and Homeownership Program, established as part of the bond act. The bill would authorize the California Housing Finance Agency to award California Socially Responsible Second Mortgage Loans to eligible applicants to use as a down payment or to pay closing costs on the purchase of a new home. The bill would also authorize the agency to award Family Homeownership Opportunity Infrastructure Improvement Loans to developers to be used for predevelopment infrastructure improvements and other upfront costs typically incurred in connection with new home construction, under specified conditions. The bill would require that moneys received from a loan recipient for the repayment of financing provided under the program be used to pay debt service when due on bonds issued pursuant to the bond act. The bill would also authorize the agency to issue revenue bonds for the purposes of financing the program, as specified. This bill contains other related provisions.

SB 1460 [Rubio D](#) California Earthquake Authority. (Amended: 3/22/2022)

[Leginfo Link](#)

Location: 4/29/2022- SENATE DEAD

Current: Amended: 3/22/2022

Existing law establishes the California Earthquake Authority (CEA), administered under the authority of the Insurance Commissioner and governed by a 3-member board, to transact insurance in this state as necessary to sell policies of basic residential earthquake insurance. Existing law establishes a capital structure for the CEA, with several sources of financing. Existing law generally makes all moneys and invested assets held in the California Earthquake Authority Fund, subject to specified restrictions, "available capital," which is the first source of financing used to pay earthquake claims and claim expenses. Under existing law, the California Earthquake Authority Fund is a continuously appropriated fund. Under existing law, if the CEA's available capital after paying earthquake claims and claim expenses is reduced to less than \$350,000,000, the CEA has the power to assess participating insurers to return the CEA's available capital to \$350,000,000. Existing law authorizes the CEA to assess participating insurers in specified amounts to return the CEA's available capital to \$350,000,000 if paying earthquake claims and expenses exhausts the available capital and 4 other specified sources of capital. Under existing law, if the CEA's average daily balance of available capital exceeds \$6,000,000,000 for the last 180 days of a calendar year, the board is required to relieve specified assessment obligations of participating insurers. This bill would increase the amount of available capital the CEA is authorized to maintain via assessments to \$700,000,000. The bill would require the board to relieve participating insurers of specified assessment obligations if the CEA's average daily balance of available capital exceeds \$10,000,000,000 for the last 180 days of a calendar year. By creating a new revenue source for a continuously appropriated fund, the bill would make an appropriation.

SB 1466 [Stern D](#) Affordable Housing and Community Development Investment Program. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 4/29/2022- SENATE DEAD

Current: Introduced: 2/18/2022

Existing property tax law requires the county auditor, in each fiscal year, to allocate property tax revenue to local jurisdictions in accordance with specified formulas and procedures, subject to certain modifications. Existing law requires an annual reallocation of property tax revenue from local agencies in each county to the Educational Revenue Augmentation Fund (ERAF) in that county for allocation to specified educational entities. This bill would establish in state government the Affordable Housing and Community Development Investment Program, which would be administered by the Affordable Housing and Community Development Investment Committee. The bill would authorize a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority, transit village development district, or a combination of those entities, to apply to the Affordable Housing and Community Development Investment Committee to participate in the program and would authorize the committee to approve or deny plans for projects meeting specific criteria. The bill would also authorize certain local agencies to establish an affordable housing and community development investment agency and authorize an agency to apply for funding under the program and issue bonds, as provided, to carry out a project under the program. This bill contains other related provisions and other existing laws.

SB 1482 [Allen D](#) Building standards: electric vehicle charging infrastructure. (Amended: 8/23/2022)

[Leginfo Link](#)

Location: 8/16/2022- ASSEMBLY THIRD READING

Current: Amended: 8/23/2022

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. Existing law requires the Department of Housing and Community Development to propose to the commission for consideration mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings and submit the proposed mandatory building standards. Existing law requires the department and the commission, in proposing and adopting these standards, to actively consult with specified parties. This bill, for purposes of the requirements described above, would require the Department of Housing and Community Development to research and develop, and would authorize the department to propose to the commission for adoption, mandatory building standards for parking spaces in multifamily dwellings that achieve specified objectives. In this regard, the bill would require those mandatory building standards to require that each multifamily dwelling unit with access to parking have at least one parking space served by a dedicated branch circuit terminating in a receptacle or an electric vehicle charging station and to include specified signage. The bill would additionally require the commission and the department to consult with interested parties, including multifamily dwelling residents and electric vehicle equity advocate groups, in researching and developing these standards.

SB 1489 Committee on Governance and Finance Local Government Omnibus Act of 2022. (Amended: 6/20/2022)

[Leginfo Link](#)

Location: 8/11/2022- SENATE CONCURRENCE

Current: Amended: 6/20/2022

Existing law, including the Professional Land Surveyors' Act, the Mello-Roos Community Facilities Act of 1982, the Subdivision Map Act, provisions relating to official maps of counties and cities, and provisions relating to maps of certain special assessment districts, prescribe requirements for the identification, storage, access, and preservation of maps. This bill would revise requirements for storage, access, and preservation of maps, in connection with the above-described laws, to authorize alternative methods by which maps may be identified, kept safe and reproducible, and to which they may be referred, and would generally eliminate the requirement that they be fastened and stored in books.

SB 1495 Committee on Business, Professions and Economic Development Professions and vocations. (Amended: 8/18/2022)

[Leginfo Link](#)

Location: 8/4/2022- ASSEMBLY THIRD READING

Current: Amended: 8/18/2022

Chapter 143 of the Statutes of 2021 renamed the Office of Statewide Health Planning and Development as the Department of Health Care Access and Information, and requires any reference to the office to be deemed a reference to the department. This bill would update the name of the department in provisions relating to healing arts that reference the office. This bill contains other related provisions and other existing laws.

SCA 2 [Allen D](#) Public housing projects. (Introduced: 12/7/2020)

[Leginfo Link](#)

Location: 8/15/2022- ASSEMBLY THIRD READING

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.

SCA 9 [Gonzalez D](#) Personal rights: right to housing. (Introduced: 2/18/2022)

[Leginfo Link](#)

Location: 3/23/2022- SENATE HOUSING

Current: Introduced: 2/18/2022

The California Constitution enumerates various personal rights, including the right to enjoy and defend life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy. This measure would declare that the fundamental human right to housing exists in this state. The measure would specify that it is the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right through progressively implemented measures, consistent with available resources, within an aggressive but reasonable timeframe.

SJR 5 [Wilk R](#) Social Security benefits: COVID-19. (Amended: 6/23/2022)

[Leginfo Link](#)

Location: 8/2/2022- SENATE CONCURRENCE

Current: Amended: 6/23/2022

This measure would urge the United States Congress to amend the United States Social Security Administration's index of earnings to ensure that a decline in aggregate wages due to COVID-19 does not result in decreased benefits.