

CREIA

Legislative Report

November 1, 2017

AB 5 [Gonzalez Fletcher D](#) Employers: Opportunity to Work Act. (Introduced: 12/5/2016)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Introduced: 12/5/2016

Existing law creates the Division of Labor Standards Enforcement in the Department of Industrial Relations for the purpose of enforcing labor laws. 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. This bill would create the Opportunity to Work Act. The bill would require an employer with 10 or more employees to offer additional hours of work to an existing nonexempt employee before hiring an additional employee or subcontractor, except as specified, would require an employer to post a notice of employee rights, as specified, and would require the employer to maintain certain documentation. The bill would authorize an employee to file a complaint for violation of these provisions with the division and to, in the alternative, bring a civil action for remedies under the act. The bill would require the division to enforce these provisions, as specified and would authorize the division to, among other things, adopt rules and regulations. The bill would make a violation of these provisions punishable by a civil penalty. The bill would also define various terms for these purposes.

AB 12 [Cooley D](#) State government: administrative regulations: review. (Introduced: 12/5/2016)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Introduced: 12/5/2016

Existing law authorizes various state entities to adopt, amend, or repeal regulations for various specified purposes. The Administrative Procedure Act requires the Office of Administrative Law and a state agency proposing to adopt, amend, or repeal a regulation to review the proposed changes for, among other things, consistency with existing state regulations. This bill would require each state agency to, on or before January 1, 2020, review that agency's regulations, identify any regulations that are duplicative, overlapping, inconsistent, or out of date, to revise those identified regulations, as provided, and report to the Legislature and Governor, as specified.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, 2021.

AB 35 [Quirk D](#) Residential and nonresidential buildings: energy savings program. (Amended: 3/23/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/23/2017

Existing law requires the State Energy Resources Conservation and Development Commission to establish a regulatory proceeding to develop and implement a comprehensive program to achieve greater energy savings in California's existing residential and nonresidential building stock, and authorizes the commission to include in the program a broad range of energy assessments, building benchmarking, energy rating, cost-effective energy efficiency improvements, public and private sector energy efficiency financing options, public outreach and education efforts, and green workforce training. Existing law requires the commission to periodically update the program criteria and adopt any revision that, in its judgment, is necessary to improve or refine program requirements after receiving public input and, at least once every 3 years, to adopt an update to the program in furtherance of achieving a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses of retail customers by January 1, 2030. This bill would require the commission to adopt an update to the program at least once every 5 years instead of every 3 years.

AB 46 Cooper D Employers: wage discrimination. (Chaptered: 10/14/2017)

[Leginfo Link](#)

Location: 10/14/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/14/2017

Existing law prohibits an employer from paying any of its employees at wage rates less than the rates paid to employees of the opposite sex for substantially similar work, when viewed as a composite of skill, effort, and responsibility, and performed under similar working conditions, unless the employer demonstrates that one or more specific factors, reasonably applied, account for the entire wage differential. Existing law also similarly prohibits an employer from paying any of its employees at wage rates less than the rates paid to employees of another race or ethnicity for substantially similar work. This bill would define "employer" for those purposes to include public and private employers. The bill would specify that a public employer is not subject to the misdemeanor provision.

This bill contains other existing laws.

AB 53 Steinorth R Personal income taxes: deduction: homeownership savings accounts. (Amended: 5/15/2017)

[Leginfo Link](#)

Location: 5/24/2017- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 5/15/2017

The Personal Income Tax Law, in modified conformity with federal income tax laws, allows various exclusions from gross income, and allows various deductions in computing the income that is subject to the taxes imposed by that law, including miscellaneous itemized deductions that are allowed only to the extent that the aggregate amount of those deductions exceeds 2% of adjusted gross income. This bill, upon appropriation of specified funds by the Legislature, for taxable years beginning on and after January 1, 2017, and before January 1, 2019, would allow a deduction, not to exceed specified amounts, of the amount a qualified taxpayer, as defined, contributed in any taxable year to a homeownership savings account and would exclude from gross income any income earned on the moneys contributed to a homeownership savings account. The bill would provide that a qualified taxpayer may withdraw amounts from a homeownership savings account to pay for qualified homeownership savings expenses, defined as expenses paid or incurred in connection with the purchase of a principal residence in this state. The bill would provide that any amount withdrawn from that account that is not used for these expenses would be included as income for that taxpayer. The bill would define various terms for its purposes.

This bill contains other related provisions.

AB 55 [Thurmond D](#) Hazardous materials management: stationary sources. (Chaptered: 10/9/2017)

[Leginfo Link](#)

Location: 10/9/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/9/2017

Existing law requires the Secretary for Environmental Protection to implement a unified hazardous waste and hazardous materials management regulatory program. Existing law requires every county to apply to the secretary to be certified to implement the unified program and allows a city or local agency to implement the unified program as a unified program agency. Existing law requires a stationary source, as defined, engaging in activities with certain substances present in more than a threshold quantity to prepare and submit a risk management plan, if the unified program agency makes a determination that there is a significant likelihood of a regulated substances accident risk. This bill would instead require a worker to have completed, within the prior 3 calendar years, at least 20 hours of this approved advanced safety training to qualify as a “skilled journeyperson” for purposes of performing this work on or after July 1, 2018.

This bill contains other related provisions and other existing laws.

AB 72 [Santiago D](#) Housing. (Chaptered: 9/29/2017)

[Leginfo Link](#)

Location: 9/29/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/29/2017

The Planning and Zoning Law requires a city or county to adopt a comprehensive, long-term general plan for the physical development of the city or county and of any land outside its boundaries that bears relation to its planning. That law also requires the general plan to contain specified mandatory elements, including a housing element for the preservation, improvement, and development of housing. Existing law prescribes requirements for the preparation of the housing element, including a requirement that a planning agency submit a draft of the element or draft amendment to the element to the Department of Housing and Community Development prior to the adoption of the element or amendment to the element. Existing law requires the department to review the draft and report its written findings, as specified. Existing law also requires the department, in its written findings, to determine whether the draft substantially complies with the housing element. This bill would require the department to also review any action or failure to act by the city, county, or city and county that it determines is inconsistent with an adopted housing element or a specified provision and to issue written findings, as specified, whether the action or failure to act substantially complies with the housing element. If the department finds that the action or failure to act by the city, county, or city and county does not substantially comply with the housing element, and if it has issued findings as described above that an amendment to the housing element substantially complies with the housing element, the bill would authorize the department, after allowing no more than 30 days for a local agency response, to revoke its findings until it determines that the city, county, or city and county has come into compliance with the housing element. The bill would also require the department to notify the city, county, or city and county and authorize the department to notify the Office of the Attorney General that the city, county, or city and county is in violation of state law if the department makes certain findings of noncompliance or a violation.

AB 73 [Chiu D](#) Planning and zoning: housing sustainability districts. (Chaptered: 9/29/2017)

[Leginfo Link](#)

Location: 9/29/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/29/2017

(1)The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law provides for various reforms and incentives intended to facilitate and expedite the construction of affordable housing. This bill would authorize a city, county, or city and county, including a charter city, charter county, or charter city and county, to establish by ordinance a housing sustainability district that meets specified requirements, including authorizing residential use within the district through the ministerial issuance of a permit. The bill would authorize the city, county, or city and county to apply to the Department of Housing and Community Development for approval for a zoning incentive payment and require the city, county, or city and county to provide specified information about the proposed housing sustainability district ordinance. The bill would require the department to approve a zoning incentive payment if the ordinance meets the above-described requirements and the city's housing element is in compliance with specified law. The bill would also require the department, each October 1 following the approval of the housing sustainability district, to issue a certificate of compliance if the city, county, or city and county meets specified criteria pertaining to the continued compliance with these provisions or to deny certification, as provided. The bill would provide that a city, county, or city and county with a housing sustainability district would be entitled to a zoning incentive payment, subject to appropriation of funds for that purpose, and require that 1/2 the amount be provided upon zone approval by the department and 1/2 the amount upon verification by the department of the issuance of permits for the projected units of residential construction within the zone, provided that the city, county, or city and county has received a certificate of compliance for the applicable year. The bill, if the city, county, or city and county reduces the density of sites within the district from specified levels, would require the city, county, or city and county to return the full amount of zoning incentive payments it has received to the department. The bill would also authorize a developer to develop a project in a housing sustainability district in accordance with the already existing land use approval procedures that would otherwise apply to the parcel in the absence of the establishment of the housing sustainability district pursuant to its provisions, as provided.

This bill contains other related provisions and other existing laws.

AB 198 [Patterson R](#) Personal income taxes: deductions: first-time home buyers. (Amended: 4/17/2017)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY APPR.

Current: Amended: 4/17/2017

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, including deductions for payments to individual retirement accounts, alimony payments, and interest on educational loans. This bill, for taxable years beginning on or after January 1, 2017, and before January 1, 2022, would allow a deduction in computing adjusted gross income for those amounts paid or incurred by a qualified first-time home buyer, as defined, during the taxable year for qualified home-buying expenses, as provided.

This bill contains other related provisions.

AB 199 [Chu D](#) Public works: private residential projects. (Chaptered: 10/9/2017)

[Leginfo Link](#)

Location: 10/9/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/9/2017

(1) Existing law exempts private residential projects built on private property from certain requirements for projects that are defined as “public works,” including, among other requirements, the payment of prevailing wages, unless the project is built pursuant to an agreement with a state agency, redevelopment agency, or local public housing authority. Existing law makes a willful violation by any officer, agent, or representative of the state or of any political subdivision of the state of specific laws relating to the payment of prevailing wages and the hours worked on public works projects a misdemeanor. This bill would make the above-referenced exemption for private residential projects additionally inapplicable to a project built pursuant to an agreement with a successor agency to a redevelopment agency, as specified. By expanding the scope of a crime to include, among other things, additional officers, agents, or representatives of the state or a political subdivision, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 202 Steinorth R Planning and zoning: permits. (Amended: 4/6/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 4/6/2017

The Planning and Zoning Law provides for the adoption and administration of zoning laws, ordinances, rules, and regulations by counties and cities, including a general plan of a county or city. Existing law authorizes the legislative body of a county or city to adopt ordinances that regulate the use of buildings, structures, and land for industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes, and regulate the location, height, bulk, number of stores, and size of buildings and structures, and the size and use of lots. This bill would, among other things, require all grading, foundation, building, and use permits required by a city, county, or city and county with a population greater than 15,000 for a development project that creates, or results in an increase of, not more than 50 residential dwelling units or guest rooms to be ministerially approved, conditionally approved, or denied by a director of the lead planning agency, or a designee, in accordance with this bill. The bill would require the director or designee to make certain findings before approving these permits. The bill would authorize the director or designee, in approving a site plan application for a development project, to condition, modify, or both the development project, or select an alternative project, as the director deems necessary to implement the general and specific plans and to mitigate the significant adverse effects of the development project on the environment and surrounding areas. The bill would require the director or designee to establish administrative methods, guidelines, procedures, and forms as may be necessary to expeditiously review and render a decision prior to processing a site plan application for a development project. The bill would require the director or designee, upon a finding that the development project may have a significant effect on neighboring properties, to set the site plan application for a public hearing. The bill would require the director or designee to approve, conditionally approve, or deny a site plan application for a development project and issue a notice of determination to the applicant within a specified time period and would authorize an appeal to the area planning commission not more than 15 days from the issuance of the notice of determination. 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 247 Garcia, Cristina D Public health: childhood lead poisoning: Lead Advisory Task Force. (Vetoed: 10/13/2017)

[Leginfo Link](#)

Location: 10/13/2017- ASSEMBLY VETOED

Current: Vetoed: 10/13/2017

Under existing law, known as the Childhood Lead Poisoning Prevention Act of 1991, the State Department of Public Health is required to establish procedures for environmental abatement and followup, and undertake other specified measures, designed to reduce the incidence of excessive childhood lead exposure in California. The bill would require, by April 1, 2018, the Office of Environmental Health Hazard Assessment to convene a Lead Advisory Task Force, with a prescribed membership, to review and advise, as provided, regarding policies and procedures to reduce childhood lead poisoning in the state. The bill would require the task force to publish on the Office of Environmental Health Hazard Assessment's Internet Web site a recommended regulatory agenda on or before April 1, 2020, that would identify sources of lead and ensure that regulatory standards are protective of health in the state, as specified, and to update the regulatory agenda on or before April 1, 2022. These provisions would become inoperative on April 1, 2022.

AB 256 [Steinorth R](#) Land use: housing. (Introduced: 1/31/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 1/31/2017

Existing law declares the importance of, and general responsibility for, making housing available and affordable for all Californians. This bill would make nonsubstantive changes to this provision.

AB 257 [Steinorth R](#) Housing: building standards: violations. (Introduced: 1/31/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 1/31/2017

The State Housing Law requires the housing or building department or, if there is no building department, the health department, of every city or county or a specified environmental agency to enforce within its jurisdiction all of the State Housing Law, the building standards published in the California Building Standards Code, and other specified rules and regulations. If there is a violation of these provisions or any order or notice that gives a reasonable time to correct that violation, or if a nuisance exists, an enforcement agency is required, after 30 days' notice to abate the nuisance, to institute appropriate action or proceeding to prevent, restrain, correct, or abate the violation or nuisance. This bill would make nonsubstantive changes to these provisions.

AB 271 [Caballero D](#) Property Assessed Clean Energy program. (Amended: 5/10/2017)

[Leginfo Link](#)

Location: 9/16/2017- SENATE INACTIVE FILE

Current: Amended: 5/10/2017

(1) Existing law authorizes applicants, defined as including specified public agencies, entities administering Property Assessed Clean Energy (PACE) financing programs on behalf of and with the written consent of public agencies, or financial institutions, to assist property owners in financing the installation of distributed generation renewable energy sources, electric vehicle charging infrastructure, or energy or water efficiency improvements through the issuance of PACE bonds that are secured by voluntary contractual assessments, voluntary special taxes, or special taxes on property, collectively known as PACE assessments. This bill would authorize the county tax collector to direct the county auditor to remove a delinquent installment based on a

PACE assessment from the county's tax rolls, if it arises from a contract entered into on or after January 1, 2018. The bill would require the county tax collector, immediately upon that removal and for each parcel for which the delinquent installment was removed, to provide notice on the tax rolls of the removal.

This bill contains other related provisions and other existing laws.

AB 278 [Steinorth](#) R California Environmental Quality Act: exemption: existing transportation infrastructure. (Introduced: 2/2/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/2/2017

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 provisions of CEQA a project, or the issuance of a permit for a project, that consists of the inspection, maintenance, repair, rehabilitation, replacement, or removal of, or the addition of an auxiliary lane or bikeway to, existing transportation infrastructure and that meets certain requirements. The bill would require the public agency carrying out the project to take certain actions.

AB 281 [Salas](#) D Labor Code Private Attorneys General Act of 2004: right to cure. (Amended: 4/26/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Amended: 4/26/2017

The Labor Code Private Attorneys General Act of 2004 authorizes an aggrieved employee who complies with specified notice and filing requirements to bring a civil action to recover specified civil penalties that would otherwise be assessed and collected by the Labor and Workforce Development Agency. The act provides an employer a right to cure violations under the act, except for certain specified violations, including health and safety violations, before the aggrieved employee may bring a civil action. The act requires that the employer cure a violation within 33 calendar days of the postmark date of the notice sent by the aggrieved employee or representative. This bill would extend the period of time in which the employer may cure the violation from 33 to 65 calendar days.

AB 291 [Chiu](#) D Housing: immigration. (Chaptered: 10/5/2017)

[Leginfo Link](#)

Location: 10/5/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/5/2017

(1)Existing law, the State Bar Act, makes it a cause for suspension, disbarment, or other discipline for any member of the State Bar to report suspected immigration status or threaten to report suspected immigration status of a witness or party to a civil or administrative action or his or her family member, as defined, to a federal, state, or local agency because the witness or party exercises or has exercised a right related to his or her

employment. This bill would expand that provision to make it a cause for suspension, disbarment, or other discipline for a member of the State Bar to report suspected immigration status or threaten to report suspected immigration status of a witness or party to a civil or administrative action or his or her family member, as defined, to a federal, state, or local agency because the witness or party exercises or has exercised a right related to the hiring of residential real property.

This bill contains other related provisions and other existing laws.

AB 293 [Mullin D](#) Real estate. (Amended: 3/7/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/7/2017

The Real Estate Law provides for the regulation and licensure of real estate brokers and salespersons by the Real Estate Commissioner. That law requires the commissioner to ascertain by written examination that the applicant for a license has specific knowledge and understanding relating to real estate and business opportunity practices. That law authorizes an applicant who fails the qualifying examination, upon application and payment of a fee, to apply for reexamination within 2 years of filing the first application for examination. This bill would change references to reexamination to refer, instead, to the retaking of a qualifying examination. The bill would authorize an applicant who fails his or her 2nd qualifying examination for the same license, after 120 days from the notification date of failure, to retake that qualifying examination upon application and payment of the required examination fees.

AB 294 [Gipson D](#) Mobilehome parks: disclosure. (Chaptered: 6/28/2017)

[Leginfo Link](#)

Location: 6/28/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 6/28/2017

The Mobilehome Residency Law governs residency in mobilehome parks and requires the management of a mobilehome park to disclose the name, business address, and business telephone number of the park owner upon a homeowner's request. This bill would require the disclosure to be made within 10 business days upon the receipt of a written request of a homeowner.

AB 297 [Levine D](#) Alcoholic beverages: licenses: wine and food cultural museum and educational center. (Chaptered: 9/1/2017)

[Leginfo Link](#)

Location: 9/1/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/1/2017

The Alcoholic Beverage Control Act contains provisions for various types of licenses that permit licensees to furnish alcoholic beverages under designated circumstances, including an on-sale general license for a wine, food and art cultural museum and educational center located in the County of Napa that would authorize described persons to sell, furnish, or give alcoholic beverages for consumption on the premises and various off-sale privileges. This bill would revise the provisions relating to ownership of any interest in the premises and license of a wine, food and art cultural museum and educational center and would authorize a similar on-sale general license for a wine and food cultural museum and educational center, located in the County of Sonoma, that would authorize described persons to sell, furnish, or give alcoholic beverages for consumption on the premises and various off-sale privileges.

This bill contains other related provisions.

AB 299 [Calderon D](#) Hiring of real property: immigration or citizenship status. (Chaptered: 10/5/2017)

[Leginfo Link](#)

Location: 10/5/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/5/2017

Existing law prohibits any city, county, or city and county from compelling a landlord or any agent of the landlord to take any action, as specified, based on the immigration or citizenship status of a tenant, prospective tenant, occupant, or prospective occupant of residential rental property. Existing law provides that these prohibitions do not prohibit a landlord from complying with any legal obligation under federal law. This bill would revise this prohibition to include a “public entity,” which the bill would define to include the state, as defined, a city, county, city and county, district, public authority, public agency, and any other political subdivision or public corporation in the state. The bill would clarify that the term “federal law” in the provision described above includes any legal obligation of a landlord under a federal government program that provides for rent limitations or rental assistance to a qualified tenant, and would broaden that provision to include any legal obligation of a landlord under a subpoena, warrant, or other order issued by a court.

This bill contains other related provisions.

AB 305 [Arambula D](#) School accountability report card: drinking water access points. (Introduced: 2/6/2017)

[Leginfo Link](#)

Location: 2/13/2017- ASSEMBLY ED.

Current: Introduced: 2/6/2017

The Classroom Instructional Improvement and Accountability Act, enacted by initiative statute, requires the governing board of each school district maintaining an elementary or secondary school to develop and cause to be implemented for each school in the school district a school accountability report card that provides data by which a parent can make meaningful comparisons between public schools that will enable him or her to make informed decisions on the school in which to enroll his or her children. This includes assessments of various school conditions, including the safety, cleanliness, and adequacy of school facilities. The act prohibits any change to its provisions, except a change to further its purposes enacted by a bill passed by a vote of 2/3 of the Legislature and signed by the Governor. This bill would amend the act to also require the school accountability report card to include an assessment of the drinking water access points at each school site, as specified. The bill would require the State Department of Education to compile the assessments and transmit them to the State Water Resources Control Board. By imposing additional duties on local educational agency officials, the bill would impose a state-mandated local program. The bill would provide that the Legislature finds and declares that the changes made to the act by its provisions further the purposes of the act.

This bill contains other related provisions and other existing laws.

AB 313 [Gray D](#) Water. (Vetoed: 10/15/2017)

[Leginfo Link](#)

Location: 10/15/2017- ASSEMBLY VETOED

Current: Vetoed: 10/15/2017

Existing law declares that the diversion or use of water, other than as authorized by specified provisions of law, is a trespass. Existing law authorizes the executive director of the State Water Resources Control Board to issue a complaint to a person who violates certain use and diversion of water provisions and subjects the violator to administrative civil liability. Existing law authorizes the board to adopt an order setting administrative civil liability based on the allegations set forth in the complaint without a hearing, unless a written request for a hearing signed by, or on behalf of, the party served with the complaint is delivered to or received by mail by the board within 20 days after receipt of the complaint. This bill, commencing July 1, 2018, would establish a Water Rights Division within the Office of Administrative Hearings, as prescribed. The bill would require a hearing to set the above-described administrative civil liability to be held before the division in accordance with the Administrative Procedure Act. The bill would deem a decision made by an administrative law judge in the division to be a recommendation and not final until accepted by the board, as prescribed. The bill would authorize an appeal of the board's decision on the recommendation or of the adoption of the recommendation due to the failure to act to a superior court. The bill would add expenditures of the division to the purposes for which the moneys in the Water Rights Fund are available for expenditure, upon appropriation by the Legislature.

This bill contains other related provisions and other existing laws.

**AB 345 Ridley-Thomas D Personal income taxes: Disaster Victim Assistance
Voluntary Tax Contribution Fund. (Amended: 9/8/2017)**

[Leginfo Link](#)

Location: 9/11/2017- SENATE RLS.

Current: Amended: 9/8/2017

Existing law authorizes an individual to contribute amounts in excess of his or her tax liability for the support of specified funds. Under existing law, there are general administrative provisions applicable to these voluntary contributions, which, among other things, provide for the disbursement of contributions following repeal of the fund provisions and require undesignated funds to be transferred to the General Fund. Existing law also provides that when establishing these voluntary tax contribution funds the words "voluntary tax contribution" be included in the name of the fund, that the administering agency comply with specified Internet Web site reporting requirements, that the fund provisions remain in effect only until January 1 of the 7th calendar year following the first appearance of the voluntary tax contribution on the personal income tax return, that the required calendar year minimum contribution amount for the fund to continue appearing on the return is \$250,000, and that the contributions be continuously appropriated from the fund to the administering entity. This bill, beginning in 2018, would allow an individual to designate on his or her tax return that a specified amount in excess of his or her tax liability be transferred to the Disaster Victim Assistance Voluntary Tax Contribution Fund, which would be created by this bill. The bill would conform with those aforementioned requirements by continuously appropriating those funds to the Franchise Tax Board and the Controller in connection with their duties pursuant to these provisions and to the Office of Emergency Services for distribution to specified nonprofit organizations to only assist victims of natural disasters in the United States, providing that the fund provisions remain in effect only until January 1, 2025, and repealing the provisions as of that date, unless earlier repealed because annual contributions to the fund do not equal or exceed an unadjusted \$250,000 minimum contribution amount, and requiring the Office of Emergency Services to comply with those Internet Web site reporting requirements. By continuously appropriating these funds, the bill would make an appropriation.

**AB 346 Daly D Redevelopment: housing successor: Low and Moderate Income
Housing Asset Fund. (Chaptered: 6/28/2017)**

[Leginfo Link](#)

Location: 6/28/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 6/28/2017

Existing law dissolved redevelopment agencies and community development agencies as of February 1, 2012, and provides for the designation of successor agencies to wind down the affairs of the dissolved redevelopment agencies and to, among other things, make payments due for enforceable obligations and to perform duties required by any enforceable obligation. This bill would expand the specified types of services included within permissible homeless prevention and rapid rehousing services to include contributions toward the construction of local or regional homeless shelters.

This bill contains other related provisions and other existing laws.

AB 352 [Santiago D](#) State Housing Law: efficiency units. (Chaptered: 10/2/2017)

[Leginfo Link](#)

Location: 10/2/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/2/2017

Existing law, the State Housing Law, authorizes a city, county, or city and county to permit the construction and occupancy of efficiency units that have a minimum area of 150 square feet if they meet certain specified criteria. This bill would prohibit a city, county, or city and county from limiting the number of efficiency units in certain locations near public transit or university campuses, as specified.

AB 354 [Calderon D](#) Institutional investors: housing. (Amended: 7/3/2017)

[Leginfo Link](#)

Location: 7/14/2017- SENATE 2 YEAR

Current: Amended: 7/3/2017

Existing law establishes the Department of Business Oversight within the Business, Consumer Services, and Housing Agency. This bill would require an institutional investor, as defined, to register by July 1, 2018, and annually thereafter, with the Department of Business Oversight by providing a statement containing certain information, including, among other things, the total number of single-family homes in the state that are owned by the institutional investor, including the number owned in each county, and the number occupied by renters throughout the state, and in each county. The bill would authorize the department to charge a reasonable fee to process the registration. The bill would require the department to submit a report to the Legislature by July 1, 2019, and annually thereafter, regarding the information collected from institutional investors during the prior calendar year pursuant to the provisions of this bill.

This bill contains other existing laws.

AB 362 [Wood D](#) Forestry assistance program: loans. (Amended: 6/15/2017)

[Leginfo Link](#)

Location: 9/1/2017- SENATE 2 YEAR

Current: Amended: 6/15/2017

Existing law establishes the forestry assistance program, to be conducted by the Department of Forestry and Fire Protection, which is required to encourage forest resource improvements and otherwise facilitate good forest land management through a program of financial, technical, and education assistance, as well as through

applied research. Existing law creates the Timber Regulation and Forest Restoration Fund in the State Treasury and requires that specified revenues received from a lumber or engineered wood products assessment, less amounts deducted for refunds and reimbursements, be deposited in the fund and, upon appropriation by the Legislature, used for specified purposes, including for forest resources improvement grants and projects administered by department. This bill would provide that assessments deposited into the fund, less amounts deducted for refunds and reimbursements, be used, upon appropriation by the Legislature, for forest resources improvement grants, loans, and projects.

This bill contains other related provisions and other existing laws.

AB 366 [Obernolte](#) R Civil actions: fee recovery. (Amended: 6/29/2017)

[Leginfo Link](#)

Location: 7/21/2017- SENATE 2 YEAR

Current: Amended: 6/29/2017

Existing law enumerates the costs that a prevailing party may recover in a civil action. Existing law provides that costs for models and enlargements of exhibits and photocopies of exhibits may be recovered if the items were reasonably helpful to aid the trier of fact. This bill would authorize a prevailing party to recover fees for the costs associated with the electronic presentation of exhibits, including costs of rental equipment and electronic formatting.

AB 367 [Obernolte](#) R Water supply: building permits. (Chaptered: 10/9/2017)

[Leginfo Link](#)

Location: 10/9/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/9/2017

Existing law prohibits a city, including a charter city, or a county from issuing a building permit for the construction of a new residential development where a source of the water supply is water transported by a water hauler, bottled water, a water-vending machine, or a retail water facility. Under existing law, this prohibition on the issuance of a building permit does not apply to a residence that will be rebuilt because of a natural disaster. This bill would exempt from the prohibition on the issuance of a building permit a residence that will be rebuilt because of a fire and would provide that this change is declaratory of existing law.

AB 374 [Melendez](#) R Insurance. (Introduced: 2/9/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/9/2017

Existing law defines surety insurance to include, among other things, guaranteeing of behavior of persons and the guaranteeing of performance of contracts other than insurance policies and other than for payments secured by a mortgage, deed of trust, or other instrument constituting a lien or charge on real estate. This bill would make technical, nonsubstantive changes to those provisions.

AB 419 [Salas](#) D Greenhouse gases: life cycle emissions profiles. (Amended: 8/21/2017)

[Leginfo Link](#)

Location: 8/21/2017- SENATE RLS.

Current: Amended: 8/21/2017

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. The act authorizes the state board to include the use of market-based compliance mechanisms. Existing law requires all moneys, except for fines and penalties, collected by the state board as part of a market-based compliance mechanism to be deposited in the Greenhouse Gas Reduction Fund. This bill would appropriate \$500,000 from the fund to the state board for the purpose of funding a study by one or more campuses of the University of California to study and assess life cycle emissions profiles.

AB 423 [Bonta](#) D Residential real property: rent control: withdrawal of accommodations. (Introduced: 2/9/2017)

[Leginfo Link](#)

Location: 9/11/2017- ASSEMBLY INACTIVE FILE

Current: Introduced: 2/9/2017

(1)Existing law, commonly known as the Ellis Act, generally prohibits public entities from adopting any statute, ordinance, or regulation, or taking any administrative action, as specified, 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. Existing law excepts from this prohibition residential hotels with certain characteristics. This bill, on and after January 1, 2018, would except from the Ellis Act residential hotels in the City of Oakland.

This bill contains other related provisions.

AB 441 [Frazier](#) D Land use: zoning regulations: farm to table cafes. (Introduced: 2/13/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/13/2017

This Planning and Zoning Law authorizes the legislative body of a city or county to adopt ordinances regulating zoning within its jurisdiction, as specified. This bill would prohibit a zoning ordinance of a city, county, or city and county from prohibiting an agricultural producer from operating a farm to table cafe, as defined.

AB 482 [Mullin](#) D Real estate brokers. (Introduced: 2/13/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/13/2017

Existing law prohibits any person from engaging in the business of, acting in the capacity of, advertising as, or assuming to act as, a real estate broker or a real estate salesperson without first obtaining a real estate license, as specified. Existing law defines a real estate broker for this purpose as a person who, for a compensation or in expectation of a compensation, regardless of the form or time of payment, does or negotiates to do one or more specified acts for another or others, except when performed by, among other specified persons, a regular officer of a corporation or a general partner of a partnership with respect to real property owned or leased by the corporation or partnership, respectively, or in connection with the proposed purchase or leasing of real property by the corporation or partnership, respectively, if the acts are not performed by the officer or partner in expectation of special compensation. This bill would exempt from this definition a person who performs the

above-described acts for another or others as a regular officer of a nonprofit limited liability company that provides affordable housing through a housing development approved by the federal Department of Housing and Urban Development, the California Tax Credit Allocation Committee, and the California Housing Finance Agency.

AB 483 [Bocanegra](#) D Airports: pollution. (Amended: 4/18/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 4/18/2017

Under existing law, the Department of Toxic Substances Control generally regulates, among other things, the management and handling of hazardous waste and hazardous materials. Existing law requires a facility handling hazardous waste to obtain a hazardous waste facilities permit from the department and authorizes the department to enforce the requirements of the hazardous waste control laws through various means, including conducting inspections, issuing orders requiring that violations be corrected, and imposing administrative penalties, as specified. This bill would require the department and the state board to conduct or require to be conducted specified tests of the soil and air quality at general aviation noncommercial airports that meet specified criteria. The bill would require the state board to coordinate the air quality testing with air districts. The bill would require the department, no later than July 1, 2019, to submit a specified report to the Legislature and post that report on its Internet Web site. The bill would require the state board and the appropriate air district to compile and post a specified annual report on their Internet Web sites. By adding to the duties of air districts, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 489 [Chen](#) R Land use: general plans. (Introduced: 2/13/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/13/2017

Existing law, the Planning and Zoning Law, requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city and of any land outside its boundaries that bears relation to its planning. That law further requires the planning agency overseeing a general plan to render a report as to conformity with the adopted general plan before, among other things, the acquisition or disposition of real property or the construction or authorization of a public building or structure impacting the general plan. This bill would make nonsubstantive changes to these provisions.

AB 494 [Bloom](#) D Land use: accessory dwelling units. (Chaptered: 10/8/2017)

[Leginfo Link](#)

Location: 10/8/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/8/2017

The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones, as specified. That law requires the ordinance to require the accessory dwelling unit to comply with certain conditions, including, but not limited to, that the accessory dwelling unit is not intended for sale separate from the primary residence and may be rented. This bill would revise that condition to provide that the accessory dwelling unit may be rented separately from the primary residence.

This bill contains other related provisions and other existing laws.

AB 496 [Fong R](#) Transportation funding. (Amended: 2/28/2017)

[Leginfo Link](#)

Location: 2/27/2017- ASSEMBLY TRANS.

Current: Amended: 2/28/2017

(1)Existing law provides various sources of funding for transportation purposes, including funding for the state highway system and the local street and road system. These funding sources include, among others, fuel excise taxes, commercial vehicle weight fees, local transactions and use taxes, and federal funds. Existing law imposes certain registration fees on vehicles, with revenues from these fees deposited in the Motor Vehicle Account and used to fund the Department of Motor Vehicles and the Department of the California Highway Patrol. Existing law provides for the monthly transfer of excess balances in the Motor Vehicle Account to the State Highway Account. This bill would create the Traffic Relief and Road Improvement Program to address traffic congestion and deferred maintenance on the state highway system and the local street and road system. The bill would provide for the deposit of various existing sources of revenue in the Traffic Relief and Road Improvement Account, which the bill would create in the State Transportation Fund, including revenues attributable to the sales and use tax on motor vehicles, revenues attributable to automobile and motor vehicle insurance policies from the insurer gross premiums tax, revenues from certain diesel fuel sales and use taxes, revenues from certain vehicle registration fees, and certain miscellaneous State Highway Account revenues.

This bill contains other related provisions and other existing laws.

AB 534 [Gallagher R](#) Common interest developments: mechanics liens. (Chaptered: 7/10/2017)

[Leginfo Link](#)

Location: 7/10/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 7/10/2017

The California Constitution establishes a lien upon the property upon which mechanics, persons furnishing materials, artisans, and laborers of every class have bestowed labor or furnished material for the value of the labor done and materials furnished. The Legislature is required to provide for the speedy and efficient enforcement of these liens. This bill would instead prohibit, in a common interest development, a mechanics lien from being filed against another owner in the common interest development unless that consent was provided or that request was made, except in the case of emergency repairs.

This bill contains other related provisions and other existing laws.

AB 546 [Chiu D](#) Land use: local ordinances: energy systems. (Chaptered: 9/30/2017)

[Leginfo Link](#)

Location: 9/30/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/30/2017

Existing law, the Planning and Zoning Law, among other things, requires the legislative body of each county and city to adopt a general plan for the physical development of the county or city and authorizes the adoption and administration of zoning laws, ordinances, rules, and regulations by counties and cities. This bill would, on

or before September 30, 2018, for a city, including a charter city, county, or city and county with a population of 200,000 or more residents, or January 31, 2019, for a city, including a charter city, county, or city and county with a population of less than 200,000 residents, require the city, county, or city and county to make all documentation and forms associated with the permitting of advanced energy storage, as defined, available on a publicly accessible Internet Web site, as specified. The bill would require a city, county, or city and county to allow for the electronic submittal of a permit application and associated documentation, except as specified.

This bill contains other related provisions and other existing laws.

AB 549 [Quirk](#) D Local government: building permit: electrified security fence: notice. (Chaptered: 7/31/2017)

[Leginfo Link](#)

Location: 7/31/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 7/31/2017

Existing law authorizes an owner of real property to install and operate an electrified security fence on his or her property if the property is not in a residential zone, the fence is identified by prominently placed warning signs, the height of the fence does not exceed 10 feet, the fence is located behind a perimeter fence that is not less than 6 feet in height, and the fence meets specified electrotechnical and local requirements. Existing law prohibits an owner of real property from installing and operating an electrified security fence where also prohibited by local ordinance. This bill would require a city, including a charter city, county, including a charter county, or city and county, including a charter city and county, that approves a building permit for the construction of an electrified security fence, as defined, to notify the local fire department and fire marshal and to provide them with a copy of the approved permit. Because the bill would require local officials to perform additional duties, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 556 [Limón](#) D County ordinances: violations: fines. (Chaptered: 10/2/2017)

[Leginfo Link](#)

Location: 10/2/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/2/2017

The California Constitution authorizes a county to make and enforce within its limits all police, sanitary, and other ordinances and regulations not in conflict with general laws, and existing law establishes the procedure by which counties may enact ordinances. Under existing law, violation of a county ordinance is generally a misdemeanor, unless by ordinance it is made an infraction. Existing law establishes fines for violations of an ordinance determined to be an infraction and limits the amount of fine to \$100 for a first violation, \$200 for a 2nd violation within one year, and \$500 for each additional violation within one year or, in the case of violations of a local building and safety code, a fine not exceeding \$100 for a first violation, \$500 for a 2nd violation within one year, and \$1,000 for each additional violation within one year. This bill would increase the maximum amount of a fine for a violation of an event permit requirement, as defined, to \$150 for a first violation, \$700 for a 2nd occurrence of the same violation by the same owner or operator within 3 years, and \$2,500 for each additional occurrence of the same violation by the same owner or operator within 3 years.

This bill contains other related provisions and other existing laws.

AB 565 [Bloom](#) D Building standards: alternative building regulations: artists'

housing. (Amended: 4/20/2017)

[Leginfo Link](#)

Location: 7/21/2017- SENATE 2 YEAR

Current: Amended: 4/20/2017

Existing law authorizes any city or county to adopt alternative building regulations for the conversion of commercial or industrial buildings to joint living and work quarters. This bill would authorize those regulations to include provisions for housing artists, artisans, and other similarly situated individuals, as described.

AB 588 [Dababneh D](#) Contractual assessments: financing public improvements: right to cancel documentation. (Amended: 3/23/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/23/2017

Existing law prohibits a public agency from permitting a property owner to participate in programs relating to voluntary contractual assessments to finance certain improvements, unless the property owner is given the right to cancel the contractual assessment in a document, as provided. Existing law requires the document to contain specified information, including that if the property owner sends or delivers the written notice to cancel in some way other than mail, fax, or email, it must be delivered to a specified address no later than an unspecified date. This bill would instead require the document to provide that if the property owner sends or delivers the written notice to cancel in some way other than mail, fax, or email, it must be delivered to a specified address no later than midnight on the 3rd business day after whichever of specified events occurs last.

AB 589 [Bigelow R](#) Water diversion: monitoring and reporting: University of California Cooperative Extension. (Chaptered: 10/4/2017)

[Leginfo Link](#)

Location: 10/4/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/4/2017

Existing law requires a person who diverts 10 acre-feet of water or more per year under a permit or license to install and maintain a device or employ a method capable of measuring the rate of direct diversion, rate of collection to storage, and rate of withdrawal or release from storage, as specified and with certain exceptions. Existing law requires the measurements to be made using the best available technologies and best professional practices using a device or methods satisfactory to the State Water Resources Control Board. Existing law requires a permittee or licensee to demonstrate to the board at 5-year intervals that a measuring device is functioning properly, as specified. This bill, until January 1, 2023, would require any diverter, as defined, who has completed an instructional course regarding the devices or measurement method administered by the University of California Cooperative Extension, including passage of a proficiency test before the completion of the course, to be considered a qualified individual when installing and maintaining devices or implementing methods of measurement that were taught in the course for the diverter's diversion. The bill would require the University of California Cooperative Extension and the board to develop the curriculum of the course and the proficiency test.

This bill contains other existing laws.

AB 591 [O'Donnell D](#) School property: lease: county boards of education. (Chaptered: 7/25/2017)

[Leginfo Link](#)

Location: 7/24/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 7/25/2017

Existing law authorizes the governing board of a school district to lease real property that belongs to the school district for a minimum rental of \$1 per year if the instrument by which the property is leased requires a building to be constructed by the lessee for use by the school district and title to the building vests in the school district at the end of the lease. Existing law also authorizes the governing board of a school district to enter into an agreement with the lowest responsible bidder for the construction of a building to be leased and used by the school district if the instrument provides that title to the building and site shall vest in the school district at the end of the lease. Existing law prohibits the governing board of a school district from entering into an agreement with an entity pursuant to the above-specified provisions unless the entity provides an enforceable commitment that the entity and its subcontractors will use a skilled and trained workforce to perform the work. This bill would make all of the requirements in the provisions specified above applicable to an agreement entered into by a county board of education, county office of education, or county superintendent of schools to let to a person, firm, or corporation any real property that belongs to the county office of education or a school district that requires the lessee to construct a building on demised premises for use by the county office of education or a school district.

AB 593 [Gloria D](#) Structural Fumigation Enforcement Program. (Chaptered: 9/12/2017)

[Leginfo Link](#)

Location: 9/11/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/12/2017

Existing law, until January 1, 2018, establishes a structural fumigation enforcement program that requires the Director of the Department of Pesticide Regulation to provide oversight for the program. Existing law requires any company performing a structural fumigation in Los Angeles County, Orange County, Santa Clara County, or San Diego County to pay the county agricultural commissioner a specified fee for each fumigation conducted at a specific location. Existing law authorizes the commissioners of those counties to perform increased structural fumigation, inspection, and enforcement activities to be funded by the required fee. Existing law requires these funds to be paid to the county and used for the sole purpose of funding enforcement and training activities directly related to the structural fumigation program. This bill would extend the operation of these provisions to January 1, 2023.

AB 618 [Low D](#) Local Agency Public Construction Act: job order contracting: school districts: community college districts. (Chaptered: 9/26/2017)

[Leginfo Link](#)

Location: 9/26/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/26/2017

The Local Agency Public Construction Act authorizes job order contracting for school districts until January 1, 2022. The act restricts job order contracting to school districts that have entered into a project labor agreement or agreements, as defined, that will apply to all public works in excess of \$25,000 undertaken by the school district through at least December 31, 2021, regardless of what contracting procedure is used to award that work. The act excludes any architect, engineer, or consultant retained by the school district to assist in the development of the job order contract documents from participation in the preparation of a bid with any job order contractor. The act requires job order contractors to submit a questionnaire to the school district containing specified information verified under oath. This bill would revise that restriction to restrict job order contracting under the act to school districts that have entered into a project labor agreement or agreements that

will apply to all public works awarded through job order contracting and to all other public works that exceed a monetary threshold set by the school district. The bill would additionally exclude an architect, engineer, or consultant retained to assist the school district in the development of the job order contract documents from bidding. The bill would also exclude contractors retained to assist the school district from bidding or participating in the preparation of a bid with any job order contractor.

This bill contains other related provisions and other existing laws.

AB 626 [Garcia, Eduardo D](#) California Retail Food Code: microenterprise home kitchen operations. (Amended: 5/2/2017)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Amended: 5/2/2017

Existing law, the California Retail Food Code, establishes uniform health and sanitation standards for retail food facilities for regulation by the State Department of Public Health, and requires local health agencies to enforce these provisions. Existing law defines “food facility” as an operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption at the retail level, as specified. Existing law exempts, among others, a private home, including a registered or permitted cottage food operation, from the definition of food facility. A violation of any provision of the California Retail Food Code or regulation adopted pursuant to it is generally a misdemeanor. This bill would, among other things, include a microenterprise home kitchen operation within the definition of a food facility, and would define a microenterprise home kitchen operation to mean a food facility that is operated by a resident of a private home where food is prepared for a consumer and that meets specified requirements, including, among others, that the operation has no more than one full-time equivalent food employee and has no more than \$50,000 in verifiable gross annual sales. The bill would specify that a city or county, or city and county, shall have full discretion to authorize, by ordinance or resolution, the permitting of microenterprise home kitchen operations in accordance with the provisions of this bill. The bill would require a microenterprise home kitchen operation to be considered a restricted food service facility for purposes of certain provisions of the code, except as otherwise provided. The bill would require the applicant for a permit to operate a microenterprise home kitchen operation to submit to the enforcement agency written standard operating procedures that include specified information, including all food products that will be handled and the days and time that the home kitchen will be utilized as a microenterprise home kitchen operation.

This bill contains other related provisions and other existing laws.

AB 634 [Eggman D](#) Real property: solar energy systems. (Chaptered: 10/16/2017)

[Leginfo Link](#)

Location: 10/16/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/16/2017

(1)Existing property law prohibits any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of, or any interest in, and any provision of a governing document from effectively prohibiting or restricting the installation or use of a solar energy system. This bill would prohibit an association from establishing a general policy prohibiting the installation or use of a rooftop solar energy system for household purposes on the roof of the building in which the owner resides, or a garage or carport adjacent to the building that has been assigned to the owner for exclusive use. The bill also would prohibit an association from requiring approval by a vote of members owning separate interests in the common interest development in those circumstances. Any action by an association that contravenes these provisions would be void and unenforceable. The bill would also make nonsubstantive and

clarifying changes.

This bill contains other related provisions and other existing laws.

AB 641 [Harper R](#) Water conservation and reclamation projects. (Introduced: 2/14/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/14/2017

Existing law, the Water Conservation Projects Act of 1985, declares that the intent of the act is to encourage local agencies and private enterprise to implement potential water conservation and reclamation projects by establishing a state program to finance or assist in financing projects that meet state criteria and will result in an additional supply of water for use in areas of need. This bill would make nonsubstantive changes in that provision.

AB 646 [Kalra D](#) Rental property: disclosures: flood hazard areas: areas of potential flooding. (Chaptered: 10/5/2017)

[Leginfo Link](#)

Location: 10/5/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/5/2017

Existing law requires a person who is acting as an agent for a transferor of real property that is located within either a special flood hazard or an area of potential flooding, determined as provided, or the transferor if he or she is acting without an agent, to disclose to any prospective transferee the fact that the property located in a special flood hazard or an area of potential flooding if certain criteria are met. This bill would require, for every lease or rental agreement for residential property entered into on or after July 1, 2018, the owner or person offering the property for rent to disclose to the tenant specified information pertaining to the risk of flooding. The bill would make findings and declarations in this regard.

AB 652 [Flora R](#) Property taxation: base year value: new construction. (Chaptered: 7/21/2017)

[Leginfo Link](#)

Location: 7/21/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 7/21/2017

(1)The California Constitution generally limits the maximum amount of any ad valorem tax on real property to 1% of its full cash value and defines “full cash value” for these purposes as the county assessor’s valuation of real property as shown on the 1975–76 tax bill under “full cash value” or, thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. Existing property tax law requires the assessor to determine a new base year value for the portion of any taxable real property which has been newly constructed and that new construction in progress on the lien date be appraised at its full value on that date, and each lien date thereafter, until construction is completed, at which time the entire portion of property which is newly constructed is reappraised at its full value. This bill would instead prohibit new construction that is in progress from acquiring a new base year value until the date of completion.

This bill contains other related provisions and other existing laws.

AB 653 [Ridley-Thomas](#) D Property taxation: exemption: property owned in fee or held in trust by Indian tribes or charitable nonprofit organizations. (Amended: 8/23/2017)

[Leginfo Link](#)

Location: 6/14/2017- SENATE GOV. & F.

Current: Amended: 8/23/2017

The California Constitution provides that all property is taxable unless exempted by the California Constitution or by federal law. This bill, commencing with the 2018–19 fiscal year, would exempt from taxation property owned in fee or held in trust by a federally recognized Indian tribe or charitable nonprofit organization if the United States Department of the Interior has issued a notice of decision accepting the land into federal trust and other specified conditions are met. The bill would require the tribe to be liable for tax for the years for which the property was exempted from taxation by the bill if a court of competent jurisdiction overturns the notice of decision approving the trust application, as specified.

This bill contains other related provisions and other existing laws.

AB 660 [Rubio](#) D Public agencies: unlawful interference. (Chaptered: 9/30/2017)

[Leginfo Link](#)

Location: 9/30/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/30/2017

Under existing law, any person who intentionally interferes with any lawful business carried on by the employees of a public agency open to the public by obstructing or intimidating those attempting to carry on or transact business and refusing to leave, as specified, is guilty of a misdemeanor. This bill would make it an infraction to intentionally interfere with any lawful business carried on by the employees of a public agency open to the public by knowingly making a material misrepresentation of the law to those attempting to transact business with the agency and refusing to leave, as specified. By expanding the scope of a crime, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 663 [Bloom](#) D Coastal resources: low- and moderate-income housing. (Amended: 5/30/2017)

[Leginfo Link](#)

Location: 6/2/2017- ASSEMBLY 2 YEAR

Current: Amended: 5/30/2017

(1)Existing law, the California Coastal Act of 1976, establishes the California Coastal Commission and prescribes the powers and responsibilities of the commission with regard to the regulation of development along the California coast. The act requires any person wishing to perform or undertake any development in the coastal zone, as defined, to obtain a coastal development permit, except as provided. The act requires that lower cost visitor and recreational facilities be protected, encouraged, and, where feasible, provided. This bill would, until January 1, 2023, also require housing opportunities for persons of low and moderate income in the coastal zone to be protected, encouraged, and, where feasible, provided. The bill would require the commission, no

later than January 1, 2019, to adopt interpretive guidelines for the development, implementation, and construction of housing opportunities for persons of low- and moderate-income in the coastal zone.

This bill contains other related provisions and other existing laws.

AB 678 [Bocanegra D](#) Housing Accountability Act. (Chaptered: 9/29/2017)

[Leginfo Link](#)

Location: 9/29/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/29/2017

(1)The Housing Accountability Act, among other things, prohibits a local agency from disapproving, or conditioning approval in a manner than renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based upon substantial evidence in the record. This bill would require the findings of the local agency to instead be based on a preponderance of the evidence in the record.

This bill contains other related provisions and other existing laws.

AB 682 [Caballero D](#) Tanning facilities: Nonionizing Radiation Protection Act. (Amended: 4/3/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 4/3/2017

Existing law, the Filante Tanning Facility Act of 1988, requires specified notices to be given to customers who use ultraviolet (UV) tanning devices, including warnings relating to the hazards of UV radiation. Under existing law, these provisions are enforced by the Department of Consumer Affairs (DCA). Existing law requires all documentation to be open to inspection by the DCA and makes the first violation of the act an infraction and all subsequent violations misdemeanors. This bill would repeal the Filante Tanning Facility Act and enact the Nonionizing Radiation Protection Act, which would require the State Department of Public Health to regulate tanning facilities. The bill would require tanning facilities to register with the department and pay a registration fee, to be determined by the department, and to comply with other requirements, including ensuring that all tanning device operators, as defined, are at least 18 years of age and trained pursuant to the department's requirements. The bill would require the department to inspect each tanning facility on a schedule determined feasible by the department, but in no case less frequently than once every 4 years, and would authorize inspection upon complaint or injury report. The bill would make a violation of these provisions an infraction and each violation after the first violation a misdemeanor. By creating a crime this bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that no reimbursement is required by this act for a specified reason.

AB 686 [Santiago D](#) Housing discrimination: affirmatively further fair housing. (Amended: 7/17/2017)

[Leginfo Link](#)

Location: 7/21/2017- SENATE 2 YEAR

Current: Amended: 7/17/2017

Existing federal law, the federal Fair Housing Act, requires, among other things, certain federal executive departments and agencies to administer their programs relating to housing and urban development in a manner affirmatively to further the purposes of the federal act. Existing federal law requires specified state and local agencies that contract with, or receive funding from, specified federal agencies to certify that they will affirmatively further fair housing by completing an assessment of fair housing and submitting that assessment to the United States Department of Housing and Urban Development. This bill would require a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is inconsistent with this obligation. The bill would make it unlawful under the California Fair Employment and Housing Act for a public agency to fail to meet its obligation to affirmatively further fair housing, and would provide that failure would constitute housing discrimination under the act. The bill would authorize the Director of Fair Employment and Housing to exercise discretion to investigate, or to bring a civil action, based on a verified complaint that alleges a violation of these provisions.

This bill contains other related provisions and other existing laws.

AB 690 [Quirk-Silva D](#) Common interest developments: managers: conflicts of interest. (Chaptered: 7/25/2017)

[Leginfo Link](#)

Location: 7/24/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 7/25/2017

(1) Existing law requires that a person or firm who will act as a common interest development manager provide specified disclosures to the board of directors of the homeowners association, including whether the prospective manager is certified, holds an active real estate license, and the manager's name and address. This bill would require a manager or a common interest development management firm to disclose specified information before entering into a management agreement. The bill would require a disclosure on whether the manager receives a referral fee from 3rd parties for distributing required documents and an affirmative written acknowledgment that specified documents provided to the manager are the property of the association and not the manager.

This bill contains other related provisions and other existing laws.

AB 717 [Dababneh D](#) Home inspectors. (Amended: 3/27/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/27/2017

Existing law regulates persons who perform home inspections for a fee in connection with a property transfer, as defined. Existing law establishes a standard of care for home inspectors who are not licensed as a general contractor, structural pest control operator, or architect, or registered as a professional engineer, and declares that certain activities by a home inspector or a company that employs a home inspector constitute unfair business practices. This bill would require a home inspector to be a licensee of the Contractors' State License Board pursuant to the Contractors' State License Law. By increasing application and examination fees received into the Contractors' License Fund, a continuously appropriated fund as it pertains to fees collected by the board, this bill would make an appropriation.

AB 735 [Maienschein R](#) Swimming pools: public safety. (Amended: 5/26/2017)

[Leginfo Link](#)

Location: 9/1/2017- SENATE 2 YEAR

Current: Amended: 5/26/2017

Existing law provides for the regulation of private swimming pools. Existing law also provides for the regulation of public swimming pools by the State Department of Public Health. Existing law requires the provision of lifeguard services at any public swimming pool that is of wholly artificial construction and for the use of which a direct fee, as defined, is imposed. A violation of those provisions is a crime. This bill would require those public swimming pools, as defined, that are required to provide lifeguard services and that charge a direct fee to additionally provide an Automated External Defibrillator (AED) during pool operations. Because the failure to comply with these provisions would be a crime, the bill would create a state-mandated local program. The bill would also require the State Department of Education, in consultation with the State Department of Public Health, to issue best practices guidelines related to pool safety at K–12 schools.

This bill contains other existing laws.

AB 746 [Gonzalez Fletcher D](#) Public health: potable water systems: lead testing: schoolsites. (Chaptered: 10/13/2017)

[Leginfo Link](#)

Location: 10/13/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/13/2017

Existing law, the California Safe Drinking Water Act, requires the State Water Resources Control Board to administer provisions relating to the regulation of drinking water to protect public health, including, but not limited to, conducting research, studies, and demonstration programs relating to the provision of a dependable, safe supply of drinking water, enforcing the federal Safe Drinking Water Act, adopting implementing regulations, and conducting studies and investigations to assess the quality of water in private domestic water supplies. The act requires the state board to establish a grant program, in consultation with the State Department of Education, to award grants to local educational agencies for the purposes of improving access to, and the quality of, drinking water in public schools serving kindergarten or any of grades 1 to 12, inclusive, and preschools and child day care facilities located on public school property. This bill would require a community water system that serves a schoolsite of a local educational agency with a building constructed before January 1, 2010, to test for lead in the potable water system of the schoolsite before January 1, 2019. The bill would require the community water system to report its findings to the schoolsite, as specified, and, if the schoolsite's lead level exceeds a certain level, to test a water sample from the point at which the schoolsite connects to the community water system's supply network. The bill would require the local educational agency, if the lead level exceeds the specified level at a schoolsite, to notify the parents and guardians of the pupils who attend the schoolsite or preschool. The bill would require the local educational agency to take immediate steps to make inoperable and shut down from use all fountains and faucets where the excess lead levels may exist and would require the local educational agency to work with the school site to ensure that a potable source of drinking water is provided for students. The bill would require a community water system to prepare a sampling plan for each schoolsite where lead sampling is required under these provisions. By imposing additional 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 747 [Caballero D](#) Taxation: nitrogen-based fertilizer application: County of Monterey. (Amended: 9/8/2017)

[Leginfo Link](#)

Location: 8/31/2017- SENATE RLS.

Current: Amended: 9/8/2017

Existing law authorizes counties, cities, and other local agencies to impose various taxes and fees in connection with activity or property within those jurisdictions. This bill would authorize the County of Monterey to impose a special tax or assessment until January 1, 2029, or until a statute creating a statewide program for the purpose of addressing water quality issues associated with groundwater-sourced drinking water is enacted, whichever is earlier, on the application, for any commercial purpose, of fertilizers containing any form or compound of nitrogen, if the board of supervisors of the county adopts an ordinance proposing the tax or assessment and the ordinance proposing the tax or assessment is approved by the voters, subject to applicable voter approval requirements, as specified. The bill would require that the tax or assessment be for the purposes of creating a short-term pilot program to provide replacement drinking water and, if a statute creating the statewide program is enacted, to cover implementation costs associated with the county's participation in that program. This bill would make legislative findings and declarations as to the necessity of a special statute for the County of Monterey.

AB 749 Irwin D Real Estate. (Amended: 4/17/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 4/17/2017

(1) Existing law, the Real Estate Law, provides for the licensure and regulation of real estate brokers and salespersons by the Real Estate Commissioner, the chief officer of the Bureau of Real Estate. A willful violation of the law and other related real estate provisions is a crime. This bill would include, within those acts for real estate brokers, soliciting or obtaining a promotional listing or listing agreement for that specified real property. The bill would also recast and redefine the term "salesperson" as a person who is retained by a licensed real estate broker. For purposes of these relationships, the bill would define the term "retained" to mean the relationship between a broker and a real estate licensee who is an independent contractor affiliated with, or an employee of, a broker to perform certain real estate activities subject to a broker's supervision. The bill would also define various other terms to describe the relationships between real estate brokers and salespersons and the parties involved in the sale of real estate transactions, including, but not limited to, seller, buyer, seller's licensee, buyer's licensee, dual broker, and dual licensee.

This bill contains other related provisions and other existing laws.

AB 762 Waldron R Title insurers: finances and investments. (Amended: 3/23/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/23/2017

Existing law defines title insurance as insuring, guaranteeing, or indemnifying an owner of real or personal property or the holder of liens or encumbrances or others who have interests in the property against loss or damage due to liens, encumbrances, or defects in the title to the insured property, defects in liens or encumbrances, or defects in title searches. Existing law requires every title insurer to annually set apart a sum equal to 10% of its premiums collected during the year. Those sums are required to be allowed to accumulate until a fund is created equal to 25% of the aggregate of the subscribed capital stock of the insurer, or \$1,000,000, whichever is the lower amount. The fund is known as the "title surplus fund." This bill would increase the annual sum required to be set apart by the title insurer to 12% of its premiums collected during the year and would provide that the monetary amount required to be allowed to accumulate in the title surplus fund, as provided, be increased to \$1,250,000.

AB 767 [Quirk-Silva](#) D Master Business License Act. (Amended: 5/3/2017)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Amended: 5/3/2017

Establishes the Master Small Business License Center (Center), within the Governor's Office of Business and Economic Development (GO-Biz), for the purpose of developing and administering an Internet-based platform that allows businesses to electronically submit a master application, including required fees. The bill is supported by California Association for Health Services at Home.

AB 797 [Irwin](#) D Solar thermal systems. (Chaptered: 10/4/2017)

[Leginfo Link](#)

Location: 10/4/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/4/2017

The Solar Water Heating and Efficiency Act of 2007, until August 1, 2018, requires the Public Utilities Commission, if it determines that a solar water heating program is cost effective for ratepayers and in the public interest, to implement a program to promote the installation of 200,000 solar water heating systems in homes, businesses, and buildings or facilities of eligible customer classes receiving natural gas service throughout the state by 2017. The act establishes the maximum funding for the program, for the collective service territories of all gas corporations, at \$250,000,000. The act requires the governing body of each publicly owned utility providing gas service to retail end-use customers to adopt, implement, and finance a solar water heating system incentive program to encourage the installation of 200,000 solar water heating systems by 2017. This bill would revise the program to, among other things, promote the installation of solar thermal systems throughout the state, reserve 50% of the total program budget for the installation of solar thermal systems in low-income residential housing or in buildings in disadvantaged communities, expand the program to homeowners that lack access to natural gas and rely on propane or wood burning to fulfill their space heating, water heating, and cooking needs who are being considered to receive natural gas and who reside in the San Joaquin Valley communities identified by the commission, authorize the commission to limit program eligibility based on income levels, require an assessment of the entire program through July 31, 2019, to be completed by December 31, 2019, to determine both the cost-effectiveness of the program and the program's effectiveness in achieving program goals, and extend operation of the program through July 31, 2020. Because a violation of any order, decision, rule, direction, demand, or requirement of the commission implementing these revisions would be a crime, this bill would impose a state-mandated local program. The bill would also require the governing body of each local publicly owned utility providing gas service, until August 1, 2020, to adopt, implement, and finance a solar thermal system incentive program. Because the bill would extend the obligations of a local publicly owned utility to adopt, implement, and finance the program, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 803 [Quirk](#) D Energy: low-income energy efficiency programs. (Amended: 6/28/2017)

[Leginfo Link](#)

Location: 9/1/2017- SENATE 2 YEAR

Current: Amended: 6/28/2017

(1)Existing law requires the Public Utilities Commission to establish programs to assist low-income electricity and gas customers. Existing law requires the commission, not less often than every 3rd year, to conduct an

assessment of the needs of low-income electricity and gas ratepayers. Existing law requires the assessment to evaluate low-income program implementation and the effectiveness of weatherization services and energy efficiency measures in low-income households. Existing law requires the assessment to consider whether existing programs adequately address low-income electricity and gas customers' energy expenditures, hardships, language needs, and economic burdens. This bill would require the commission to conduct a new assessment not less often than every 5th year, instead of every 3rd year. The bill would require the assessment to additionally evaluate the impacts of low-income programs on low-income households and consider whether available technologies, in combination with existing programs, adequately address those low-income electricity and gas customers' concerns. The bill would require the assessment to measure the overall participation rates of low-income electricity and gas customers in existing low-income energy assistance programs for which they are eligible.

This bill contains other related provisions and other existing laws.

AB 814 [Bloom D](#) Consumer protection: enforcement powers: investigatory subpoena. (Amended: 3/23/2017)

[Leginfo Link](#)

Location: 9/16/2017- SENATE INACTIVE FILE

Current: Amended: 3/23/2017

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 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. This bill would specify that this investigatory power granted to the Attorney General as a head of a department applies to a city attorney of a city having a population in excess of 750,000 or to a city attorney of a city and county when those city attorneys reasonably believe that there may have been a violation of the UCL.

This bill contains other existing laws.

AB 831 [Patterson R](#) Personal income and corporation taxes: credits: compliance. (Amended: 4/25/2017)

[Leginfo Link](#)

Location: 5/3/2017- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 4/25/2017

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, 2017, for microbusinesses, as defined, for costs paid or incurred during the taxable year with regard to compliance with state laws and regulations in an amount equal to \$25 for each person-hour spent on compliance with state regulations and laws, not to exceed \$1,200, or \$1,200, as provided.

This bill contains other related provisions.

AB 851 [Caballero D](#) Local agency contracts. (Chaptered: 10/16/2017)

[Leginfo Link](#)

Location: 10/16/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/16/2017

(1)Existing law authorizes a county, until January 1, 2018, with approval of the board of supervisors, to utilize construction manager at-risk construction contracts for the erection, construction, alteration, repair, or improvement of any building 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 that authorization described above until January 1, 2023. The bill, with certain exceptions, would prohibit a construction manager at-risk entity from being prequalified or shortlisted or awarded a contract unless that entity provides an enforceable commitment to the county that the entity and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeshipable occupation in the building and construction trades, in accordance with existing skilled and trained workforce requirements.

This bill contains other related provisions and other existing laws.

AB 869 [Rubio D](#) Sustainable water use and demand reduction: recycled water. (Amended: 8/24/2017)

[Leginfo Link](#)

Location: 9/1/2017- SENATE 2 YEAR

Current: Amended: 8/24/2017

(1)Existing law imposes various water use reduction requirements that apply to urban retail water suppliers, including a requirement that the state achieve a 20% reduction in urban per capita water use by December 31, 2020. This bill would require long-term standards for urban water conservation and water use to include a credit for recycled water, as specified.

This bill contains other related provisions and other existing laws.

AB 885 [Rubio D](#) Pupil health: drinking water: lead. (Amended: 4/27/2017)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Amended: 4/27/2017

Existing law requires a school district to provide access to free, fresh drinking water during meal times in school food service areas, except as specified. Under existing law, known as the Lead-Safe Schools Protection Act, the State Department of Public Health is required to perform various activities related to reducing the risk of exposure to lead hazards in public schools, including, among other activities, working with the State Department of Education to develop voluntary guidelines to ensure that lead hazards are minimized in the course of school repair and maintenance programs and abatement procedures. This bill would require a community water system, as defined, to test, on or before July 1, 2019, and every year thereafter, for the presence of lead at a sample of water outlets used for drinking or cooking at each school, defined to include a public elementary school, a public secondary school, a public preschool located on public school property, and a public day care facility located on public school property, constructed before January 1, 1993, within the boundaries of the community water system. The bill would require, if testing reveals an elevated lead level, as defined, at a water outlet at a school, the school to close off access to the outlet, as specified; report the test results to the State Water Resources Control Board; purchase and install certified water filters at all school

faucets, fountains, and other outlets designated for drinking or cooking that were not closed off; on or before July 1, 2022, replace all lead-bearing parts, as defined, within the school's water delivery system, where feasible and cost effective; and, on or before January 1, 2020, develop and adopt a plan of action relating to these requirements. By imposing additional duties on public schools, the bill would impose a state-mandated local program. The bill would exempt a school and a community water system from its provisions if the school demonstrates to the satisfaction of the State Water Resources Control Board that its water delivery system is free of lead-bearing parts.

This bill contains other related provisions and other existing laws.

AB 886 Bloom D Safe Creative Work and Live Act. (Introduced: 2/16/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/16/2017

The Planning and Zoning Law, among other things, requires the legislative body of each county and city to adopt a general plan for the physical development of the county or city and authorizes the adoption and administration of zoning laws, ordinances, rules, and regulations by counties and cities. The State Housing Law regulates buildings used for human habitation and requires specified local agencies to enforce building standards. This bill, on or before July 1, 2018, would require a city and county to establish a safe creative work and live program. The program, among other things, would require a landlord to register an illegal building with the city or county and to renovate the illegal building to meet habitability standards consistent with building standards and zoning laws and would provide certain protections for tenants.

This bill contains other related provisions and other existing laws.

AB 908 Dababneh D Hospitals: seismic safety. (Chaptered: 9/28/2017)

[Leginfo Link](#)

Location: 9/28/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/28/2017

Existing law, the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983, establishes, under the jurisdiction of the Office of Statewide Health Planning and Development, a program of seismic safety building standards for certain hospitals constructed on and after March 7, 1973. This bill would authorize a hospital in the Tarzana neighborhood in the City of Los Angeles that has received specified extensions to request an additional extension, as specified, until October 1, 2022, in order to obtain a certificate of occupancy from the office for a replacement building.

This bill contains other related provisions and other existing laws.

AB 909 Steinorth R Emergency response: trauma kits. (Amended: 5/2/2017)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Amended: 5/2/2017

Under existing law, everyone is generally responsible, not only for the result of his or her willful acts, but also for an injury occasioned to another by his or her want of ordinary care or skill in the management of his or her

property or person. Existing law exempts from civil liability any person who, in good faith and not for compensation, renders emergency medical or nonmedical care or assistance at the scene of an emergency other than an act or omission constituting gross negligence or willful or wanton misconduct. Existing law exempts public or private organizations that sponsor, authorize, support, finance, or supervise the training of people, or certifies those people in emergency medical services, from liability for civil damages alleged to result from those training programs. This bill would define “trauma kit” to mean a first aid response kit that contains specified items, including, among other things, at least 2 tourniquets. The bill would require a person or entity that supplies a trauma kit to provide the person or entity that acquires the trauma kit with all information governing the use, installation, operation, training, and maintenance of the trauma kit. The bill would apply the provisions governing civil liability described above to a lay rescuer or person who renders emergency care or treatment by the use of a trauma kit and to a person or entity that provides training in the use of a trauma kit to provide emergency medical treatment, or certifies certain persons in the use of a trauma kit.

This bill contains other related provisions and other existing laws.

AB 915 Ting D Planning and zoning: density bonus: affordable housing ordinances: City and County of San Francisco. (Amended: 8/21/2017)

[Leginfo Link](#)

Location: 8/28/2017- SENATE APPR. SUSPENSE FILE

Current: Amended: 8/21/2017

The Planning and Zoning Law requires, when an applicant proposes a housing development within the jurisdiction of a local government, that the city, county, or city and county provide the developer with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents. This bill would authorize the City and County of San Francisco, if it has adopted an ordinance requiring an affordable housing minimum percentage for housing developments, to apply that ordinance to the total number of housing units in the development, including any additional housing units granted pursuant to these provisions, after there has been an affirmative declaration made by the Department of Housing and Community Development that the affordable housing minimum percentage required is broadly feasible for density bonus projects, as provided. The bill would provide that it would not apply to an applicant seeking a density bonus for a proposed housing development if his or her application was submitted to, or processed by, the City and County of San Francisco before January 1, 2018.

This bill contains other related provisions.

AB 982 Bloom D Residential real property: rent control: withdrawal of accommodations. (Introduced: 2/16/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/16/2017

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. Existing law qualifies this prohibition by, among other things, permitting a public entity to require an owner to provide notice that he or she has initiated actions to terminate tenancies and, in this situation, the date of withdrawal of accommodations would be 120 days from the delivery of the notice. Existing law extends the term for the withdrawal of accommodations, in this context, to one year if the tenant or lessee is 62 years of age or older, or

disabled, and other conditions are met. This bill would extend the term for withdrawal of accommodations to one year for all tenants and lessees without regard to age or disability. The bill also would make conforming and other changes to eliminate conditions linked with the one-year term exclusive to tenants or lessees that are at least 62 years of age or disabled.

AB 983 [Frazier D](#) Memorial: California Indigenous People Capitol Memorial Committee. (Amended: 3/28/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/28/2017

Existing law prescribes various duties for the Department of General Services in connection with the development and maintenance of the park around the State Capitol Building. Existing law authorizes the construction of various memorials in the Capitol Historic Region. This bill would authorize a designated working group, in consultation with the department, to plan and construct the California Indigenous People Capitol Memorial, as provided.

AB 996 [Cunningham R](#) Contractors Licensing Board Web site: search function for workers' compensation claims. (Amended: 7/17/2017)

[Leginfo Link](#)

Location: 9/1/2017- SENATE 2 YEAR

Current: Amended: 7/17/2017

Existing law, the Contractors' State License Law, requires the Contractors' State License Board, on or before January 1, 2019, to adopt an enhancement to the current contractor license check search function on its Internet Web site to permit consumers to search for a licensed contractor either by ZIP Code or geographic location. This bill would require the Contractors' State License Board, on or before January 1, 2020, to adopt an enhancement to the current contractor license check search function on its Internet Web site to permit consumers and licensees to monitor the status and progress of a successfully filed workers' compensation certification that is pending before the board, as specified.

This bill contains other related provisions and other existing laws.

AB 1012 [Brough R](#) Construction documents. (Introduced: 2/16/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/16/2017

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

AB 1053 [Calderon D](#) Professions and vocations: career technical education: licensee information. (Introduced: 2/16/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/16/2017

Existing law establishes various career technical education programs, including regional occupational centers and programs, specialized secondary programs, partnership academies, and agricultural career technical education programs. Existing law provides for the licensure and regulation of various professions and vocations by boards within the Department of Consumer Affairs. Existing law requires the department to furnish, upon request by the Office of the Chancellor of the California Community Colleges, and only to the extent specified, to the chancellor's office specified information with respect to every licensee for the sole purpose of enabling the office of the chancellor to measure employment outcomes of students who participate in career technical education programs offered by the California Community Colleges and recommend how these programs may be improved. This bill would provide that the requirement to furnish specified information does not require the department to collect additional information that it does not already maintain. The bill, instead of requiring the department to furnish for every licensee a federal employer identification number, individual taxpayer identification number, or social security number, would provide that only the last 4 digits of those numbers be furnished. The bill also would require the chancellor's office to reimburse the department for the department's costs to comply with these provisions.

AB 1059 Gonzalez Fletcher D Dual agency: commercial real estate transactions. (Amended: 3/30/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/30/2017

Existing law, the Real Estate Law, provides for the licensure and regulation of real estate brokers and real estate salespersons by the Real Estate Commissioner. Under existing law, a real estate broker is a person who, for compensation or in expectation of compensation, does or negotiates to do specified acts relating to a real estate transaction. Under existing law, a real estate salesperson is a person who, for compensation or in expectation of compensation, is employed by a licensed real estate broker to do specified acts relating to a real estate transaction. Existing law requires listing agents and selling agents to provide the seller and the buyer in a real property transaction, including any commercial property, with a copy of a specified form that contains required disclosures regarding a real estate agency relationship. Existing law authorizes a real estate agent, including a licensed real estate broker, either acting directly or through one or more associate licensees, meaning a person who is licensed as a real estate broker or real estate salesperson, to be the dual agent of both the seller and the buyer in a real estate transaction only if he or she obtains the knowledge and consent of, and makes certain affirmative obligations to, both the seller and the buyer. Existing law prohibits a dual agent from disclosing to the buyer that the seller is willing to sell the property at a price less than the listing price without the express written consent of the seller. Existing law also prohibits a dual agent from disclosing to the seller that the buyer is willing to pay a price greater than the offering price without the express written consent of the buyer. This bill, with respect to a commercial real estate transaction, would prohibit an agent from acting as a dual agent in a commercial real estate transaction. The bill would prohibit a brokerage firm, broker, or any of its associate licensees from acting as an agent for both a seller and a buyer in the same commercial real estate transaction. The bill would prohibit a brokerage firm, broker, or any of its associated licensees from acting as a dual agent in connection with its representation of any principal. The bill would define various terms for purposes of carrying out these provisions.

AB 1066 Aguiar-Curry D Public works: definition. (Chaptered: 10/9/2017)

[Leginfo Link](#)

Location: 10/9/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/9/2017

(1)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 in whole or in part out of 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 meaning of the term “public works” to include specific types of tree removal work. By expanding the definition of “public works,” this bill would expand the scope of a crime.

This bill contains other related provisions and other existing laws.

AB 1070 [Gonzalez Fletcher D](#) Solar energy systems: contracts: disclosures. (Chaptered: 10/11/2017)

[Leginfo Link](#)

Location: 10/11/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/11/2017

Existing law provides for the licensure and regulation of various professions and vocations by boards within the Department of Consumer Affairs. Existing law, the Contractors’ State License Law, provides for the licensure and regulation of contractors by the Contractors’ State License Board. Existing law requires licensed contractors to be classified and authorizes them to be classified as, among other things, a solar contractor. Under existing law, a solar contractor installs, modifies, maintains, and repairs thermal and photovoltaic solar energy systems. Existing law prohibits a solar contractor from performing building or construction trades, crafts, or skills, except when required to install a thermal or photovoltaic solar energy system. This bill would require the board, in collaboration with the Public Utilities Commission, on or before July 1, 2018, to develop and make available on its Internet Web site a disclosure document that provides a consumer with accurate, clear, and concise information regarding the installation of a solar energy system, as specified. The bill would require this disclosure document to be provided by the solar energy systems company to the consumer prior to completion of a sale, financing, or lease of a solar energy system, as defined, and that it, and the contract, be written in the same language as was principally used in the sales presentation and marketing material. The bill would also require, for solar energy systems utilizing PACE financing, that the financing estimate and disclosure form satisfy these requirements with respect to the financing contract, as specified. The bill would also require the board to post the PACE Financing Estimate and Disclosure form on its Internet Web site.

This bill contains other related provisions and other existing laws.

AB 1076 [Medina D](#) Public postsecondary education: campus housing: priority for homeless youth: report. (Amended: 3/28/2017)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/28/2017

Existing law requests campuses of the California Community Colleges, requires campuses of the California State University, and requires campuses of the University of California, subject to its agreement by resolution, to do both of the following: (1) give priority for housing to current and former foster youth and current and former homeless youth, and (2) as to campuses that maintain student housing facilities open for occupation during school breaks, or on a year-round basis, give first priority to current and former foster youth and current and former homeless youth for residence in housing facilities that are open for uninterrupted year-round occupation at no extra cost during academic or campus breaks, and next give priority to current and former foster youth and current and former homeless youth for housing that is open for occupation during the most days in the calendar year. This bill would require the Legislative Analyst’s Office, in consultation with the California Community Colleges, the California State University, and the University of California, to conduct a

study that includes specified information on the implementation of this law and report the study to the Legislature on or before January 1, 2020.

AB 1086 [Daly D](#) Housing: regional housing needs. (Chaptered: 9/1/2017)

[Leginfo Link](#)

Location: 9/1/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/1/2017

(1)The Planning and Zoning Law requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including, but not limited to, a housing element that analyzes existing and projected housing needs. That law also requires the housing element, in turn, to include, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs. That law further requires the Department of Housing and Community Development, for the 4th and subsequent revisions of the housing element, to determine the existing and projected need for housing for each region, based upon population projections produced by the Department of Finance and regional population forecasts used in preparing regional transportation plans, in consultation with each council of governments. Existing law includes a declaration of legislative intent regarding the allocation of regional housing need. This bill would make additional findings regarding the relationship between the shortage of housing and the state's environmental policies.

This bill contains other related provisions and other existing laws.

AB 1127 [Calderon D](#) Baby diaper changing stations. (Chaptered: 10/13/2017)

[Leginfo Link](#)

Location: 10/13/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/13/2017

(1)Existing law establishes and imposes on state and local agencies various requirements relating to the acquisition, construction, and renovation of public buildings. This bill would require new construction or renovation of a public building, as specified, that is owned by a state or a local agency, or a portion of a building that is owned by a state or local agency and includes at least one restroom that is open to the public, to provide at least one safe, sanitary, convenient, and publicly accessible baby diaper changing station, as specified. The bill would require each station to be maintained, repaired, and replaced as necessary to ensure safety and ease of use, and to be cleaned with the same frequency as the restroom in which it is located. By imposing a higher level of service on local agencies, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

AB 1129 [Stone, Mark D](#) Coastal resources: structures: beach access and protection. (Amended: 4/26/2017)

[Leginfo Link](#)

Location: 6/2/2017- ASSEMBLY 2 YEAR

Current: Amended: 4/26/2017

Existing law, the California Coastal Act of 1976, provides for planning and regulation of development in the coastal zone, as defined. The act specifies planning and management policies for the location of new residential, commercial, and industrial development in the coastal zone. This bill would also require that the permitted construction of those structures be consistent with the policies of the act, including policies regarding

protection of public access, shoreline ecology, natural landforms, and other impacts on coastal resources, and would define the term “existing structure” for the purposes of those provisions.

This bill contains other related provisions and other existing laws.

AB 1139 [Reyes D](#) Real property: transfer fees: notices. (Chaptered: 7/31/2017)

[Leginfo Link](#)

Location: 7/31/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 7/31/2017

Existing federal regulations generally prohibit the Federal Home Loan Mortgage Corporation and any affiliate thereof, the Federal National Mortgage Association and any affiliate thereof, and any Federal Home Loan Bank from purchasing, investing, or otherwise dealing in any mortgages on properties encumbered by private transfer fee covenants, as defined, securities backed by such mortgages, or securities backed by the income stream from such covenants, unless the private transfer fee covenant meets specified requirements, including that it provides a direct benefit, as defined, to the encumbered property or is otherwise exempted as provided.

This bill contains other existing laws.

AB 1148 [Steinorth R](#) Commercial property: disclosures: disability access. (Chaptered: 7/21/2017)

[Leginfo Link](#)

Location: 7/21/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 7/21/2017

Existing law requires the State Architect to establish a program for the voluntary certification by the state of any person who meets criteria as a Certified Access Specialist (CAsp). This position requires certain knowledge and training on standards governing access to buildings for persons with disabilities. This bill would define commercial property for the purposes of that provision as property that is offered for rent or lease to persons operating, or intending to operate, a place of public accommodation, as specified, or a facility to which the general public is invited at those premises.

This bill contains other related provisions and other existing laws.

AB 1156 [Ting D](#) Planning and zoning: housing element. (Amended: 6/14/2017)

[Leginfo Link](#)

Location: 7/14/2017- SENATE 2 YEAR

Current: Amended: 6/14/2017

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 housing element to include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. This bill would require the analysis to include documentation on the percentage of residents who pay more than 30% and more than 50% of their income towards the cost of housing. 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 1182 Low D Housing: Teacher Housing Assistance Pilot Program. (Amended: 5/10/2017)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Amended: 5/10/2017

Existing law establishes the California Housing Finance Agency with a primary purpose of meeting the housing needs of persons and families of low or moderate income. Existing law requires the California Housing Finance Agency to administer various housing finance assistance programs, including, among others, the Roberti-Greene Home Purchase Assistance Program, which provides first-time home buyers with home purchase assistance in the form of interest rate subsidies and downpayment assistance. Existing law authorizes the agency to create its own home purchase assistance programs, home purchase assistance products, or both, on such terms and conditions as the agency deems prudent. Existing law requires the agency to administer the Extra Credit Teacher Home Purchase Program, as specified, and any other school personnel home ownership assistance program that is set forth by the California Debt Limit Allocation Committee. This bill would establish the Teacher Housing Assistance Pilot Program (pilot program) for the purpose of providing downpayment assistance to an eligible applicant who is teaching, or commits to teaching, in a high-cost county. The bill would require the California Housing Finance Agency, upon appropriation of money by the Legislature, to administer the pilot program, and would require the agency to adopt regulations to implement the pilot program. The bill would require downpayment assistance provided pursuant to the pilot program to comply with specified provisions. The bill would authorize an applicant to submit an application, which must contain certain information, to the agency to receive downpayment assistance under the pilot program. The bill would require the agency to review any application submitted to determine whether the applicant is eligible to receive downpayment assistance. The bill would require the agency when awarding downpayment assistance under the pilot program to give priority to certain types of eligible applicants.

This bill contains other related provisions.

AB 1223 Caballero D Construction contract payments: Internet Web site posting. (Chaptered: 10/8/2017)

[Leginfo Link](#)

Location: 10/8/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/8/2017

Existing law imposes specified requirements on state agencies regarding payment of construction contracts. Existing law also requires the Department of General Services to publish in the California State Contracts Register notice of progress payments made to prime contractors. This bill would require, within 10 days of making a construction contract payment, a state agency that maintains an Internet Web site to post on its Internet Web site the project for which the payment was made, the name of the construction contractor or company paid, the date the payment was made or the date the state agency transmitted instructions to the Controller or other payer to make the payment, the payment application number or other identifying information, and the amount of the payment. The bill would exempt from these provisions construction contracts valued below \$25,000 and specified progress payments published in the California State Contracts Register under existing law.

AB 1239 Holden D Building standards: electric vehicle charging

infrastructure. (Vetoed: 10/12/2017)

[Leginfo Link](#)

Location: 10/12/2017- ASSEMBLY VETOED

Current: Vetoed: 10/12/2017

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. That law requires the Department of Housing and Community Development to propose mandatory building standards for the installation of future electric vehicle charging infrastructure for parking spaces in multifamily dwellings. That law also requires the department and the commission to use specified provisions of the California Green Building Standards Code as a starting point for those mandatory building standards. This bill would express legislative findings and declarations relating to the adoption of building standards to increase electric vehicle charging infrastructure. The bill would require the department and the commission to research, develop, and propose for adoption building standards regarding electric vehicle capable parking spaces for existing parking structures and lots, as specified, located adjacent to, or associated with, multifamily dwellings and nonresidential buildings in a triennial edition of the California Building Standards Code adopted after January 1, 2018, as specified.

AB 1265 [Caballero](#) D Local government: consolidation of offices. (Amended: 3/30/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/30/2017

Existing law authorizes the boards of supervisors in Mendocino County, Santa Cruz County, Sonoma County, Trinity County, and Tulare County to consolidate the duties of the offices of Auditor-Controller and Treasurer-Tax Collector into the elected office of Auditor-Controller-Treasurer-Tax Collector. This bill would additionally authorize the board of supervisors in San Benito County to consolidate the duties of the offices of Auditor-Controller and Treasurer-Tax Collector into the elected office of Auditor-Controller-Treasurer-Tax Collector. This bill would make legislative findings and declarations as to the necessity of a special statute for the County of San Benito.

AB 1278 [Low](#) D Contractor licensing: judgment debtor prohibition. (Chaptered: 10/5/2017)

[Leginfo Link](#)

Location: 10/5/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/5/2017

Existing law, the Contractors' State License Law, provides for licensing and regulation of contractors by the Contractors' State License Board. That 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. The bill would revise and recast the provisions relating to notice of an unsatisfied judgment, a sufficient bond for that judgment, and suspension for failure to comply.

This bill contains other related provisions and other existing laws.

AB 1284 [Dababneh](#) D California Financing Law: Property Assessed Clean Energy

program: program administrators. (Chaptered: 10/4/2017)

[Leginfo Link](#)

Location: 10/4/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/4/2017

Existing law, the California Finance Lenders Law, generally provides for the licensure and regulation of finance lenders and brokers by the Commissioner of Business Oversight. Existing law requires a person seeking to become licensed as a finance lender or broker to submit an application to the commissioner, and to comply with specified licensure requirements such as paying a fee and an annual assessment to the commissioner. Existing law requires a finance lender or broker licensee to comply with requirements related to the conduct of his or her business. Existing law exempts specified types of entities or financial instruments from regulation under the California Finance Lenders Law. Existing law authorizes the commissioner to take specified disciplinary actions against a licensee, including ordering the licensee to cease specified activity or suspending or revoking the license of the licensee. This bill would rename the “California Finance Lenders Law” the “California Financing Law,” and would require specified criteria related to the assessment contract to be satisfied before a program administrator approves an assessment contract for recordation by a public agency, including that all property taxes on the applicable property be current, the applicable property to not have specified debt recorded, that the property owner be current on specified debt and to have not been a party to a bankruptcy proceeding within a specified time, that the financing of the assessment, as well as the total value of all debt on the property, not exceed a specified amount, and that the terms of the assessment contract not exceed certain limitations.

This bill contains other related provisions and other existing laws.

AB 1289 [Arambula](#) D Real property disclosure requirements. (Amended: 4/6/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 4/6/2017

The Real Estate Law provides for the licensure and regulation of real estate brokers and salespersons by the Real Estate Commissioner, the chief officer of the Bureau of Real Estate. This bill would delete those provisions relating to an open listing and would revise and recast those provisions to make definitions in the Real Estate Law applicable to these provisions.

This bill contains other related provisions and other existing laws.

AB 1316 [Quirk](#) D Public health: childhood lead poisoning: prevention. (Chaptered: 10/5/2017)

[Leginfo Link](#)

Location: 10/5/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/5/2017

Existing law, the Childhood Lead Poisoning Prevention Act of 1991, required the State Department of Public Health (formerly the State Department of Health Services) between July 1, 1992, and July 1, 1993, to adopt regulations establishing a standard of care at least as stringent as the most recent United States Centers for Disease Control and Prevention screening guidelines, whereby all children are evaluated for risk of lead poisoning by health care providers during each child’s periodic health assessment. The standard of care, among others, is required to provide that, upon evaluation, those children determined to be at risk for lead poisoning,

according to the regulations, are required to be screened. Existing law defines “lead poisoning” to mean the disease present when the concentration of lead in whole venous blood reaches or exceeds levels constituting a health risk, as specified in the most recent United States Centers for Disease Control and Prevention guidelines for lead poisoning as determined by the department, or when the concentration of lead in whole venous blood reaches or exceeds levels constituting a health risk as determined by the department, as specified. Existing law creates the Childhood Lead Poisoning Prevention Fund consisting of fees imposed on manufacturers and other persons formerly, presently, or both formerly and presently engaged in the stream of commerce of lead or products containing lead, or who are otherwise responsible for identifiable sources of lead that have significantly contributed historically, currently contribute, or both have significantly contributed historically and contribute currently to environmental lead contamination. The moneys in the fund are required to be expended, upon appropriation by the Legislature, for the purposes of the act. This bill, among other things, would change the definition of “lead poisoning” to include concentrations of lead in arterial or cord blood. The bill would require that the regulations establishing a standard of care include the determination of risk factors for whether a child is at risk for lead poisoning and would require the department, when determining those risk factors, to consider the most significant environmental risk factors, as specified. The bill would require that the regulations be developed by July 1, 2019, in consultation with medical experts, environmental experts, appropriate professional organizations, the public, and others, as determined by the department. The bill would also clarify that the lead screening would not be paid for by funds from the Childhood Lead Poisoning Prevention Fund.

This bill contains other related provisions and other existing laws.

AB 1357 [Chu D](#) Home inspectors: roofing contractors: roof inspections. (Chaptered: 10/5/2017)

[Leginfo Link](#)

Location: 10/5/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/5/2017

Existing law regulates a person who performs certain home inspections for a fee. Existing law provides that it is an unfair business practice for a home inspector, a company that employs the inspector, or a company that is controlled by a company that also has a financial interest in a company employing a home inspector, to do various acts, including performing or offering to perform, for an additional fee, any repairs to a structure on which the inspector, or the inspector’s company, has prepared a home inspection report in the past 12 months. This bill would exempt from these provisions a licensed roofing contractor that performs repairs pursuant to his or her inspection of a roof for the specific purpose of providing a roof certification, as defined, if specified conditions are met.

This bill contains other related provisions and other existing laws.

AB 1376 [Caballero D](#) Apprenticeship: preapprenticeship programs for women. (Amended: 3/30/2017)

[Leginfo Link](#)

Location: 5/3/2017- ASSEMBLY APPR. SUSPENSE FILE

Current: Amended: 3/30/2017

Existing law provides for the establishment of apprenticeship programs in various trades, to be approved by the Chief of the Division of Apprenticeship Standards within the Department of Industrial Relations in any trade in the state or in a city or trade area whenever the apprentice training needs justify the establishment. This bill would require the Division of Apprenticeship Standards to develop curricula for, and to provide certification for, preapprenticeship programs for women in the construction trades, to be regulated under these provisions.

The bill would establish criteria for the selection of persons or organizations to administer the preapprenticeship programs and would provide the requirements for a preapprenticeship program to seek reimbursement of its expenses for providing its services. The bill would make a one-time appropriation of \$500,000 from the General Fund to the Division of Apprenticeship Standards to develop a curriculum and certification process for these preapprenticeship programs. The bill would provide that the funding of the operation of the programs would be upon further appropriation by the Legislature. The bill would make legislative findings in support of these provisions.

AB 1379 [Thurmond](#) D Certified access specialist program: funding. (Chaptered: 10/11/2017)

[Leginfo Link](#)

Location: 10/11/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/11/2017

(1) 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, 2013, and until December 31, 2017, inclusive, requires that any applicant for an original or renewal of a local business license or equivalent instrument or permit to pay an additional fee of \$1 for that license, instrument, or permit, to be collected by the city, county, or city and county that issued the license, instrument, or permit. This bill would extend the operation of this fee indefinitely and, on and after January 1, 2018, and until December 31, 2023, increase the amount from \$1 to \$4. The bill would revert the amount of the fee back to \$1 on and after January 1, 2024. The bill, in any city, county, or city and county that does not issue a business license or an equivalent instrument or permit, would require an applicant for a building permit to pay an additional fee of \$4 on and after January 1, 2018, and until December 31, 2023, and an additional fee of \$1 on and after January 1, 2024, for the building permit, to be collected by the city, county, or city and county that issued the building permit.

This bill contains other related provisions and other existing laws.

AB 1414 [Friedman](#) D Solar energy systems: permits. (Chaptered: 10/15/2017)

[Leginfo Link](#)

Location: 10/15/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/15/2017

Existing law, for purposes of provisions governing property rights, defines the term “solar energy system” to mean any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, or for water heating, or any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or water heating. This bill would revise the definition of “solar energy system” to specify that a design feature additionally includes any photovoltaic device or technology that is integrated into a building, including, but not limited to, photovoltaic windows, siding, and roofing shingles or tiles.

This bill contains other related provisions and other existing laws.

AB 1423 [Chiu](#) D Housing: annual reports: charter cities. (Amended: 3/28/2017)

[Leginfo Link](#)

Location: 7/14/2017- SENATE 2 YEAR

Current: Amended: 3/28/2017

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, after the adoption of a general plan, to investigate and make recommendations to the legislative body of the city or county regarding reasonable and practical means for implementing the general plan or element of the general plan and to provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes, among other things, the status of the plan and progress in its implementation and the progress in meeting its share of regional housing needs, as specified, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as specified. Existing law excludes a charter city from these investigation, recommendation, and report requirements. This bill would apply the above report requirement to charter cities. By increasing the duties of local officials, this bill would impose a state-mandated local program.

This bill contains other existing laws.

AB 1424 [Levine D](#) University of California: Best Value Construction Contracting Program. (Chaptered: 10/15/2017)

[Leginfo Link](#)

Location: 10/15/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/15/2017

Existing law creates a Best Value Construction Contracting Pilot Program for the Regents of the University of California to award construction contracts based on the best value procedures, as specified. Existing law requires the regents to adopt and publish procedures and required criteria, as specified, that ensure that all selections are conducted in a fair and impartial manner. Existing law requires bidders to verify specified information under oath. Existing law repeals these provisions on January 1, 2018. This bill, with certain exceptions, would prohibit a best value contractor from being prequalified or shortlisted unless the best value contractor provides an enforceable commitment to the regents that the best value contractor and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeshipable occupation in the building and construction trades, in accordance with specified skilled and trained workforce requirements. The bill would require a contractor, bidder, or other entity that commits to using a skilled and trained workforce to complete a contract or project also to provide a monthly report demonstrating compliance with these provisions. The bill would eliminate the repeal date for the pilot program, and by doing so, would extend the requirement that bidders verify specified information under oath, and impose a state-mandated local program by expanding the scope of an existing crime.

This bill contains other related provisions and other existing laws.

AB 1447 [Bonta D](#) Factory-Built Housing Law: fines. (Amended: 3/30/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/30/2017

The California Factory-Built Housing Law requires, among other things, that the Department of Housing and Community Development adopt rules and regulations pertaining to factory-built housing, as defined, including building standards. That law establishes misdemeanor penalties, including a fine of up to \$1,000, for a violation of its provisions, a building standard published in the State Building Standards Code relating to factory-built

housing, or any other rules or regulations adopted by the department implementing that law. This bill would increase the maximum amount of a fine imposed under these provisions from \$1,000 to \$10,000.

AB 1480 [Quirk D](#) Pest control: violations and penalties: civil penalty. (Chaptered: 7/31/2017)

[Leginfo Link](#)

Location: 7/31/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 7/31/2017

(1) Under existing law, it is unlawful to use any fraud or misrepresentation in making an application to the Department of Pesticide Regulation for a license or for renewal of a license to conduct specified pest control operations or activities. A violation of this provision is a crime. This bill would revise this provision to provide that it is unlawful to make any false or fraudulent statement, record, report or use any fraud or misrepresentation in connection with meeting any license requirement to conduct pest control operations or activities, as specified. The bill would also make it unlawful to cheat on or subvert a licensing examination. Since a violation of these provisions would be a misdemeanor under existing law, the bill would impose a state-mandated local program by creating new crimes.

This bill contains other related provisions and other existing laws.

AB 1489 [Brough R](#) Architects Practice Act. (Introduced: 2/17/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/17/2017

Existing law, the Architects Practice Act, establishes the California Architects Board and sets forth its powers and duties over the licensure and regulation of architecture. Under existing law, a licensed architect who signs and stamps plans, specifications, reports, or documents is not responsible for damage caused by subsequent changes to or uses of those plans, specifications, reports, or documents, where the subsequent changes or uses are not authorized or approved in writing by the licensed architect who originally signed the plans, specifications, reports, or documents, as provided. This bill would additionally provide that a licensed architect is not responsible for damage caused by construction deviating from a permitted set of plans, specifications, reports, or documents.

This bill contains other related provisions and other existing laws.

AB 1494 [Patterson R](#) Energy efficiency. (Introduced: 2/17/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/17/2017

Existing law authorizes the State Energy Resources Conservation and Development Commission to prescribe, by regulation, energy efficiency standards, including appliance efficiency standards. This bill would make nonsubstantive revisions to these provisions.

AB 1505 [Bloom D](#) Land use: zoning regulations. (Chaptered: 9/29/2017)

[Leginfo Link](#)

Location: 9/29/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/29/2017

The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances regulating zoning within its jurisdiction, as specified. This bill would additionally authorize the legislative body of any county or city to adopt ordinances to require, as a condition of development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, moderate-income, lower income, very low income, or extremely low income households or by persons and families of low or moderate income, as specified, and would declare the intent of the Legislature in adding this provision.

This bill contains other related provisions.

AB 1515 [Daly D](#) Planning and zoning: housing. (Enrolled: 9/30/2017)

[Leginfo Link](#)

Location: 9/29/2017- ASSEMBLY CHAPTERED

Current: Enrolled: 9/30/2017

The Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified findings. Under the act, the local agency may disapprove or condition approval of a housing development project or emergency shelter if, among other reasons, the housing development project or emergency shelter is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation, as provided. The act makes various findings and declarations relating to its provisions. This bill would specify that a housing development project or emergency shelter is deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity. The bill would make additional findings related to the Housing Accountability Act in this regard.

This bill contains other related provisions.

AB 1516 [Cunningham R](#) Maintenance of the codes. (Chaptered: 10/7/2017)

[Leginfo Link](#)

Location: 10/7/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/7/2017

Existing law directs the Legislative Counsel to advise the Legislature from time to time as to legislation necessary to maintain the codes. This bill would make nonsubstantive changes in various provisions of law to effectuate the recommendations made by the Legislative Counsel to the Legislature.

AB 1521 [Bloom D](#) Land use: notice of proposed change: assisted housing developments. (Chaptered: 9/29/2017)

[Leginfo Link](#)

Location: 9/29/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/29/2017

(1)The Planning and Zoning Law requires an owner of an assisted housing development proposing the termination of a subsidy contract or prepayment of governmental assistance, or the owner of an assisted housing development for which there will be the expiration of rental restrictions, to provide a notice of the proposed change to each affected tenant household residing in the assisted housing development, as specified, and provide a copy of any notices issued to any prospective tenant at the time he or she is interviewed for eligibility. That law provides injunctive relief for persons aggrieved by a violation of these provisions, as specified. This bill would require the owner of an assisted housing development that is within 3 years of a scheduled expiration of rental restrictions to also provide notice of the scheduled expiration of rental restrictions to any prospective tenant at the time he or she is interviewed for eligibility, and to existing tenants by posting the notice, as specified. The bill would additionally specify that injunctive relief may include, but is not limited to, the reimposition of prior restrictions, as specified, and restitution of rent increases that were collected improperly. The bill would additionally authorize the court to award attorney's fees and costs to a prevailing plaintiff bringing an action for injunctive relief pursuant to these provisions.

This bill contains other related provisions and other existing laws.

AB 1529 [Thurmond D](#) Cross-connection control and backflow protection. (Amended: 9/8/2017)

[Leginfo Link](#)

Location: 9/15/2017- SENATE INACTIVE FILE

Current: Amended: 9/8/2017

Existing law, the California Safe Drinking Water Act, requires the State Water Resources Control Board to administer provisions relating to the regulation of drinking water to protect public health, including, but not limited to, conducting research, studies, and demonstration projects relating to the provision of a dependable, safe supply of drinking water, enforcing the federal Safe Drinking Water Act, adopting regulations, and conducting studies and investigations to assess the quality of private domestic water wells. This bill would require the state board, on or before January 1, 2020, to update its backflow protection and cross-connection control regulations and to set forth uniform, statewide standards for the certification of backflow prevention device testers and cross-connection control specialists, as provided. The bill would require a public water system to implement a cross-connection control program that complies with applicable regulations and the standards set forth by the state board.

This bill contains other related provisions and other existing laws.

AB 1530 [Gonzalez Fletcher D](#) Urban forestry. (Chaptered: 10/12/2017)

[Leginfo Link](#)

Location: 10/12/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/12/2017

The California Urban Forestry Act of 1978 has as a stated purpose the promotion of the use of urban forest resources for purposes of increasing integrated projects with multiple benefits in urban communities. This bill would provide that the purpose of the act is also to promote policies and incentives that advance improved maintenance of urban forest canopy to optimize multiple benefits, among other purposes.

This bill contains other related provisions and other existing laws.

AB 1608 [Kalra D](#) Vibrant landscapes for California. (Amended: 5/1/2017)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Amended: 5/1/2017

The California Farmland Conservancy Program Act requires the Department of Conservation to implement and administer a program to provide grants for the acquisition by specified applicants of agricultural conservation easements, as defined. The act allows an agricultural conservation easement to provide for the construction and use of structures necessary for agricultural production and marketing, additional residences for immediate family members of the landowner, and necessary housing for seasonal or full-time employees of the agricultural operation. This bill would require the department to develop the Vibrant Landscape Program to assist eligible applicants in the development and implementation of county and regional plans to, among other things, integrate the conservation and management of natural and working lands with other sectors to reduce the emissions of greenhouse gases and achieve other public and environmental benefits. The bill would require the department, in collaboration with the Strategic Growth Council and the State Air Resources Board, to develop guidelines and criteria for the program. The bill would establish the Vibrant Landscape Program Fund in the State Treasury and would, upon appropriation by the Legislature, authorize the department to expend moneys in the fund to implement the program.

This bill contains other existing laws.

AB 1609 [Gipson D](#) California Finance Lenders Law: reporting. (Amended: 3/21/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/21/2017

Existing law, the California Finance Lenders Law, prohibits acting as a finance lender without a license from the Commissioner of Business Oversight and defines a “finance lender” as a person in the business of making consumer or commercial loans. Existing law defines a “consumer loan” as a loan, secured or unsecured, the proceeds of which are to be used primarily for personal, family, or household purposes. Existing law, in certain instances, prescribes the maximum rate of the charges that may be received for making a consumer loan in relation to the amount of the loan. This bill would require the commissioner to prepare and submit a report to the Legislature on or before July 1, 2018, that identifies the availability of credit for low-income and low- and no-credit borrowers in California, and the extent to which the interest rate limitations in the Consumer Finance Lenders Law limit access to credit. The bill would require that report to include specified information. The bill would repeal these provisions as of January 1, 2022.

AB 1626 [Irwin D](#) Real estate brokers: dual agency. (Amended: 3/30/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/30/2017

Existing law regulates activities of listing agents, selling agents, and associate licensees in real property transactions. Existing law requires the listing agent and the selling agent to provide the seller and the buyer with a specified disclosure form. The disclosure form, among other things, states that a real estate agent acting directly or through one or more associate licensees can legally be the agent of both the seller and the buyer in a

transaction, but only with the knowledge and consent of both seller and buyer. Selling agents and listing agents are required to disclose when they act as dual agent representatives, subject to specified requirements. Existing law provides that these and other provisions do not relieve agents and their associate licensees, subagents, and employees from liability for their conduct, as specified, or for any breach of a fiduciary duty or a duty of disclosure. This bill would declare that the law regarding the responsibilities of associate licensees and supervising brokers in dual agency transactions requires clarification due to the holding in a specified California Supreme Court decision. The bill would describe when dual agency exists and would specify, with respect to certain provisions of existing law, some of the duties of licensees in conducting dual agency transactions. The bill would also revise the mandatory disclosure form used in dual agency transactions to make the terms in the form consistent with the ruling by the California Supreme Court, referenced above.

AB 1640 [Garcia, Eduardo](#) D Transportation funding: low-income communities. (Introduced: 2/17/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/17/2017

Existing law establishes the state transportation improvement program process, pursuant to which the California Transportation Commission generally programs and allocates available state and federal funds for transportation capital improvement projects, other than state highway rehabilitation and repair projects, over a multiyear period based on estimates of funds expected to be available. Existing law provides funding for these interregional and regional transportation capital improvement projects through the state transportation improvement program process, with 25% of funds available for interregional projects selected by the Department of Transportation through preparation of an interregional transportation improvement program and 75% for regional projects selected by transportation planning agencies through preparation of a regional transportation improvement program. Existing law requires each transportation planning agency, on a biennial basis, to prepare and submit to the commission a regional transportation improvement program containing transportation capital projects identified for funding through the next cycle of the 5-year state transportation improvement program. This bill would require, beginning January 1, 2020, each regional transportation improvement program to allocate a minimum of 25% of available funds to projects or programs that provide direct, meaningful, and assured benefits to low-income individuals who live in certain identified communities or to riders of transit service that connects low-income residents to critical amenities and services. The bill would require the department, in consultation with residents of low-income communities and specified state agencies, to adopt guidelines for this allocation no later than January 1, 2018, to define and map low-income communities that are disadvantaged with respect to transportation, to identify communities that would benefit from the allocation requirements, and to specify criteria for determining whether certain investments benefit low-income residents of the identified communities. The bill would require the department to provide financial support, upon appropriation by the Legislature, to low-income residents of low-income communities for specified purposes generally relating to enabling their participation in the development of these guidelines and the selection of transportation projects and programs.

AB 1644 [Bloom](#) D Transient occupancy tax: report. (Amended: 3/21/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Amended: 3/21/2017

Existing law authorizes a city, county, or city and county to impose a transient occupancy tax upon occupancies of lodgings of no more than 30 days. This bill would require a city, county, or city and county that has imposed a transient occupancy tax to annually report to the State Board of Equalization, on or before March 1, on the amount of transient occupancy taxes collected by the city, county, or city and county for the previous calendar year.

AB 1648 [Muratsuchi D](#) Refineries: inspectors. (Introduced: 2/17/2017)

[Leginfo Link](#)

Location: 4/28/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/17/2017

Existing law, the California Refinery and Chemical Plant Worker Safety Act of 1990, states that its purpose is to prevent or minimize the consequences of catastrophic releases of toxic, flammable, or explosive chemicals. The act provides for the adoption by the Occupational Safety and Health Standards Board of specified process safety management standards for, among others, refineries that handle acutely hazardous material. The act declares the intent of the Legislature for the standards board and the Division of Occupational Safety and Health to promote worker safety through implementation of training and process safety management, as defined, in refineries and other facilities as deemed appropriate. This bill would require the division to increase the number of inspectors for the department's refinery inspector program by an unspecified percentage.

AB 1668 [Friedman D](#) Water management planning. (Amended: 9/8/2017)

[Leginfo Link](#)

Location: 9/15/2017- SENATE RLS.

Current: Amended: 9/8/2017

(1)Existing law requires the state to achieve a 20% reduction in urban per capita water use in California by December 31, 2020. Existing law requires each urban retail water supplier to develop urban water use targets and an interim urban water use target, as specified. This bill would require the State Water Resources Control Board, in coordination with the Department of Water Resources, to adopt long-term standards for the efficient use of water, as provided, and performance measures for commercial, industrial, and institutional water use on or before June 30, 2021. The bill would require the department, in coordination with the board, to conduct necessary studies and investigations and make recommendations, no later than October 1, 2020, for purposes of these standards and performance measures. The bill, until January 1, 2025, would establish 55 gallons per capita daily as the standard for indoor residential water use, beginning January 1, 2025, would establish 52.5 gallons per capita daily as the standard for indoor residential water use, and beginning January 1, 2030, would establish 50 gallons per capita daily as the standard for indoor residential water use. The bill would require the department, in coordination with the board, to conduct necessary studies and investigations to jointly recommend to the Legislature a standard for indoor residential water use that more appropriately reflects best practices. The bill would impose civil liability for a violation of an order or regulation issued pursuant to these provisions, as specified.

This bill contains other related provisions and other existing laws.

AB 1669 [Friedman D](#) Urban water conservation standards and use reporting. (Amended: 4/18/2017)

[Leginfo Link](#)

Location: 5/26/2017- ASSEMBLY 2 YEAR

Current: Amended: 4/18/2017

(1)Existing law requires the state to achieve a 20% reduction in urban per capita water use in California by December 31, 2020. Existing law requires each urban retail water supplier to develop urban water use targets and an interim urban water use target, as specified. This bill would require the State Water Resources Control Board, in consultation with the Department of Water Resources, to adopt long-term standards for urban water

conservation and water use by May 20, 2021. The bill would authorize the board, in consultation with the department, to adopt interim standards for urban water conservation and water use by emergency regulation. The bill would require the board, before adopting an emergency regulation, to provide at least 60 days for the public to review and comment on the proposed regulation and would require the board to hold a public hearing. The bill would authorize a court or public entity to hold a person civilly liable in an amount not to exceed \$10,000 for a violation of a regulation adopted under these provisions, unless the regulation provides otherwise. The bill would also authorize the board to issue a regulation or informational order requiring a distributor of a public water supply to submit information relating to water production, water use, or water conservation. (2) Existing law establishes procedures for reconsideration and amendment of specified decisions and orders of the board. Existing law authorizes any party aggrieved by a specified decision or order of the board to file, not later than 30 days from the date of final board action, a petition for writ of mandate for judicial review of the decision or order. This bill would apply these procedures to decisions and orders of the board issued pursuant to the provisions described in paragraph (1), including existing provisions and those added by this bill. (3) Existing law authorizes the board to issue a cease and desist order in response to a violation or threatened violation of certain requirements, including specified emergency regulations adopted by the board. Under existing law, a person who violates a cease and desist order of the board may be liable for each day in which the violation occurs, as specified. Revenue generated from these penalties is deposited in the Water Rights Fund. The moneys in the Water Rights Fund are available, upon appropriation by the Legislature, for, among other things, the administration of the board's water rights program. This bill would authorize the board to issue a cease and desist order in response to a violation or threatened violation of any regulation adopted by the board.

AB 1671 [Caballero D](#) Backflow protection and cross-connection controls: standards. (Chaptered: 10/6/2017)

[Leginfo Link](#)

Location: 10/6/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/6/2017

(1) Existing law, the California Safe Drinking Water Act, requires the State Water Resources Control Board to administer provisions relating to the regulation of drinking water to protect public health, including, but not limited to, conducting research, studies, and demonstration projects relating to the provision of a dependable, safe supply of drinking water, enforcing the federal Safe Drinking Water Act, adopting regulations, and conducting studies and investigations to assess the quality of private domestic water wells. Existing law makes certain violations of the act a misdemeanor. This bill would require a public water system to implement a cross-connection control program that complies with, and would require the certification program to be consistent with, applicable regulations and the standards described in (2).

This bill contains other related provisions and other existing laws.

AB 1675 [Gomez D](#) Department of Housing and Community Development. (Introduced: 2/17/2017)

[Leginfo Link](#)

Location: 5/12/2017- ASSEMBLY 2 YEAR

Current: Introduced: 2/17/2017

Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. The department is responsible for administering various housing and home loan programs throughout the state. Existing law, the Employee Housing Act, requires a person operating employee housing to obtain a permit to operate that housing from the agency that enforces the act, which can either be the Department of Housing and Community Development or a city, county, or city and county that assumes

responsibility for enforcing the act. The act defines several terms for its purposes and deems any reference to the Commission of Housing and Community Development to refer to the Department of Housing and Community Development. This bill would make a nonsubstantive change to this provision.

AB 1701 [Thurmond](#) D Labor-related liabilities: original contractor. (Chaptered: 10/14/2017)

[Leginfo Link](#)

Location: 10/14/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/14/2017

Under existing law, an action may be brought for nonpayment of wages, fringe benefits, or health and welfare or pension fund contributions. This bill would, for all contracts entered into on or after January 1, 2018, require a direct contractor, as defined, making or taking a contract in the state for the erection, construction, alteration, or repair of a building, structure, or other work, to assume, and be liable for, specified debt owed to a wage claimant that is incurred by a subcontractor, at any tier, acting under, by, or for the direct contractor for the wage claimant's performance of labor included in the subject of the original contract. The bill would authorize the Labor Commissioner to bring an action under specified statutes or in a civil action to enforce this liability, as provided. The bill would also authorize a third party owed fringe or other benefits or a joint labor-management cooperation committee, as defined, to bring a civil action to enforce the liability against a direct contractor under these provisions, as specified. The bill would provide that it does not apply to any work being done by an employee of the state or any political subdivision of the state. The bill would require a subcontractor, upon request from the direct contractor, to provide specified information regarding the subcontractor's and third party's work on the project and would provide that the direct contractor could withhold disputed sums upon the subcontractor's failure to provide the requested information, as specified. The bill would provide that these obligations and remedies are in addition to any other remedy provided by law. The bill would provide that its provisions are severable.

AB 1714 Committee on Housing and Community Development Income taxes: credits: low-income housing: farmworker housing: building standards: housing and home finance. (Chaptered: 10/2/2017)

[Leginfo Link](#)

Location: 10/2/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 10/2/2017

(1) Existing law establishes a low-income housing tax credit program pursuant to which the California Tax Credit Allocation Committee provides procedures and requirements for the allocation, in modified conformity with federal law, of state insurance, personal income, and corporation tax credit amounts to qualified low-income housing projects that have been allocated, or qualify for, a federal low-income housing tax credit, and farmworker housing projects. Existing law limits the total annual amount of the state low-income housing credit for which a federal low-income housing credit is required to the sum of \$70,000,000, as increased by any percentage increase in the Consumer Price Index for the preceding calendar year, any unused credit for the preceding calendar years, and the amount of housing credit ceiling returned in the calendar year. Existing law additionally allows a state credit, which is not dependent on receiving a federal low-income housing credit, of \$500,000 per calendar year for projects to provide farmworker housing. This bill, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, would modify that criteria necessary for an existing property to qualify as being "at risk of conversion" by expanding the eligible government assistance programs to include an additional federal program and also receiving state loans or grants through programs administered by the Department of Housing and Community Development. The bill would instead require that the restrictions on rent and income levels will terminate or the federally insured mortgage or rent subsidy contract on the property is eligible for prepayment or termination any time within those 5 years before or after the date of application to the California Tax Credit Allocation Committee.

This bill contains other related provisions and other existing laws.

ACA 9 [Obernalte R](#) Budget bill: passage requirements. (Introduced: 2/23/2017)

[Leginfo Link](#)

Location: 2/23/2017- ASSEMBLY PRINT

Current: Introduced: 2/23/2017

The California Constitution requires that appropriations from the General Fund of the state be passed by a 2/3 vote of both houses of the Legislature, but requires only a majority vote to pass the Budget Bill and “other bills providing for appropriations related to the Budget Bill,” which are bills identified as related to the budget in the Budget Bill passed by the Legislature. The California Constitution requires the Legislature to pass the Budget Bill by midnight on June 15 of each year. If the Budget Bill is not passed by that deadline, the California Constitution prohibits an appropriation for the salary and benefits of Members of the Legislature from midnight on June 15 until the Budget Bill is presented to the Governor. This measure would require the Budget Bill to be enacted by midnight on June 15. The measure would require other bills that provide for appropriations relating to the Budget Bill to be necessary to implement the budget, and would require those bills to be enacted by midnight on June 30. If either type of bill is not enacted by the applicable deadline, the measure would prohibit the bill from taking effect with a majority vote, thereby requiring it to be passed by a 2/3 vote. The measure would prohibit an appropriation for the salary and benefits of Members of the Legislature and the Governor from midnight on June 15 until the Budget Bill is enacted.

AJR 4 [Cervantes D](#) Home Ownership. (Chaptered: 9/21/2017)

[Leginfo Link](#)

Location: 9/13/2017- ASSEMBLY CHAPTERED

Current: Chaptered: 9/21/2017

This measure would call upon the President of the United States to reinstate the mortgage fee reduction promulgated by the Department of Housing and Urban Development under the previous administration.

SB 2 [Atkins D](#) Building Homes and Jobs Act. (Chaptered: 9/29/2017)

[Leginfo Link](#)

Location: 9/29/2017- SENATE CHAPTERED

Current: Chaptered: 9/29/2017

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law. Existing law requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Building Homes and Jobs Act. The bill would make legislative findings and declarations relating to the need to establish permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225. By imposing new duties on counties with respect to the imposition of the recording fee, the bill would create a state-mandated local program. The bill would require that a county recorder quarterly send revenues from this fee, after deduction of any actual and

necessary administrative costs incurred by the county recorder, to the Controller for deposit in the Building Homes and Jobs Fund, which the bill would create within the State Treasury.

This bill contains other related provisions and other existing laws.

SB 3 [Beall D](#) Veterans and Affordable Housing Bond Act of 2018. (Chaptered: 9/29/2017)

[Leginfo Link](#)

Location: 9/29/2017- SENATE CHAPTERED

Current: Chaptered: 9/29/2017

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. Existing law, the Veterans' Bond Act of 2008, authorized, for purposes of financing a specified program for farm, home, and mobilehome purchase assistance for veterans, the issuance, pursuant to the State General Obligation Bond Law, of bonds in the amount of \$900,000,000. This bill would enact the Veterans and Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance of bonds in the amount of \$4,000,000,000 pursuant to the State General Obligation Bond Law. Of the proceeds from the sale of these bonds, \$3,000,000,000 would be used to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs, as provided, and \$1,000,000,000 would be used to provide additional funding for the above-described program for farm, home, and mobilehome purchase assistance for veterans, as provided.

This bill contains other related provisions.

SB 11 [Gaines R](#) Taxes: interest: penalties. (Vetoed: 10/2/2017)

[Leginfo Link](#)

Location: 10/2/2017- SENATE VETOED

Current: Vetoed: 10/2/2017

Existing law requires the State Board of Equalization to administer various taxes, surcharges, and fees, including the Sales and Use Tax Law, the Motor Vehicle Fuel Tax Law, the Use Fuel Tax Law, the Cigarette and Tobacco Products Tax Law, the Alcoholic Beverage Tax Law, the Energy Resources Surcharge Law, the Emergency Telephone Users Surcharge Law, the Hazardous Substances Tax Law, the Integrated Waste Management Fee Law, the Oil Spill Response, Prevention, and Administration Fees Law, the Underground Storage Tank Maintenance Fee Law, the Fee Collection Procedures Law, and the Diesel Fuel Tax Law. Existing law requires the payment of penalties and interest for a failure to timely pay taxes, from the date on which those amounts became due and payable to the state until the date of payment. This bill would prohibit, as of specified dates under the laws listed above, the assessment of interest and specified penalties against any person for failure to timely file a return or make payments of any taxes, surcharges, or fees imposed under those laws if the failure to timely file a return or make a payment is attributable to the failure of the State Board of Equalization's or its successor agency's Internet Web site, as provided, unless the person fails to file a return or pay the amount of tax within a reasonable time after the conclusion of the outage period. The bill would only permit interest or penalty relief if no significant aspect of the failure to file or pay is attributable to an act of, or a failure to act by, the person. The bill would make these provisions operative on specified dates subject to a specified contingency, and would require the board or its successor agency to post notice of the operation of

these provisions on its Internet Web site.

SB 35 [Wiener](#) D Planning and zoning: affordable housing: streamlined approval process. (Chaptered: 9/29/2017)

[Leginfo Link](#)

Location: 9/29/2017- SENATE CHAPTERED

Current: Chaptered: 9/29/2017

(1)The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. The Planning and Zoning Law requires a planning agency, after a legislative body has adopted all or part of a general plan, to provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the general plan and progress in meeting the community's share of regional housing needs. Existing law requires the housing element portion of the annual report to be prepared through the use of forms and definitions adopted by the department pursuant to the Administrative Procedure Act. This bill would require the housing element portion of the annual report to be prepared through the use of standards, forms, and definitions adopted by the department. The bill would eliminate the requirement that the forms and definitions be adopted by the department pursuant to the Administrative Procedure Act and would instead authorize the department to review, adopt, amend, and repeal the standards, forms, or definitions, as provided. The bill would also require the planning agency to include in its annual report specified information regarding units of net new housing, including rental housing and for-sale housing that have been issued a completed entitlement, building permit, or certificate of occupancy. The bill would also require the Department of Housing and Community Development to post an annual report submitted pursuant to the requirement described above on its Internet Web site, as provided.

This bill contains other related provisions and other existing laws.

SB 46 [Leyva](#) D Mobilehomes: enforcement actions: sunset provision. (Amended: 5/26/2017)

[Leginfo Link](#)

Location: 7/14/2017- ASSEMBLY 2 YEAR

Current: Amended: 5/26/2017

The Mobilehome Parks Act requires the Department of Housing and Community Development or a city, county, or city and county that assumes responsibility for the enforcement of the act to enter and inspect mobilehome parks with a goal of inspecting at least 5% of the parks each year to ensure enforcement of the act and implementing regulations. Existing law also requires an enforcement agency to issue notice to correct a violation and provides for procedures for owners or operators to dispute and appeal violation notices, as specified. Existing law repeals these provisions on January 1, 2019. A violation of these provisions is a misdemeanor. This bill would remove the repeal date of January 1, 2019, and would extend these provisions indefinitely.

This bill contains other related provisions and other existing laws.

SB 51 [Jackson](#) D Professional licensees: environmental sciences and climate change: whistleblower and data protection. (Vetoed: 10/13/2017)

[Leginfo Link](#)

Location: 10/13/2017- SENATE VETOED

Current: Vetoed: 10/13/2017

The California Whistleblower Protection Act requires the State Auditor to administer the act and to investigate and report on improper governmental activities, as defined. This bill would prohibit these licensing entities, except the State Bar of California, from taking disciplinary action, including suspension, loss of credential, registration, or other professional privilege, against a public employee, as defined to include those persons working in the environmental sciences and climate-change-related fields who are conducting scientific or technical research, in connection with actions taken by that person to report improper federal governmental activity or disclose the results of or information about scientific or technical research to the public by means that include, but are not limited to, publishing the information in a scientific or a public forum or sharing it with the media.

This bill contains other related provisions and other existing laws.

SB 57 [Stern D](#) Natural gas storage: moratorium. (Amended: 5/26/2017)

[Leginfo Link](#)

Location: 9/15/2017- SENATE INACTIVE FILE

Current: Amended: 5/26/2017

(1) Under existing law, the Division of Oil, Gas, and Geothermal Resources in the Department of Conservation regulates the drilling, operation, maintenance, and abandonment of oil and gas wells in the state. Existing law requires the State Oil and Gas Supervisor to continue the prohibition against Southern California Gas Company injecting any natural gas into the Aliso Canyon natural gas storage facility located in the County of Los Angeles until a comprehensive review of the safety of the gas storage wells at the facility is completed, as specified, the supervisor determines that well integrity has been ensured by the review, the risks of failures identified in the review have been addressed, the supervisor's duty to prevent damage to life, health, property, and natural resources, and other requirements is satisfied, and the Executive Director of the Public Utilities Commission has concurred via letter with the supervisor regarding his or her determination of safety. This bill would additionally require the supervisor to continue that prohibition until a specified root cause analysis of the natural gas leak from the facility that started approximately October 23, 2015, has been completed and released in its entirety to the public. The bill would, notwithstanding that prohibition, authorize the Governor to order incremental injections at the facility, but only if the Governor determines it is necessary to avoid, or respond to, an emergency situation.

This bill contains other related provisions and other existing laws.

SB 70 [Bates R](#) Real estate: Uniform Standards of Professional Appraisal Practice. (Amended: 3/30/2017)

[Leginfo Link](#)

Location: 4/28/2017- SENATE 2 YEAR

Current: Amended: 3/30/2017

Existing law, the Real Estate Law, provides for the licensure, certification, and regulation of persons who engage in specified real estate appraisal activity by the Chief of the Bureau of Real Estate Appraisers. That law makes the Uniform Standards of Professional Appraisal Practice the minimum standard of conduct and performance for a licensee in any work or service performed that is addressed by those standards. This bill would instead provide, except as specified, that a licensee, with the consent of the client obtained in advance, is not required to comply with certain provisions of the Uniform Standards of Professional Appraisal Practice, including, among others, disclosure of prior services performed by the licensee on the property subject to an

appraisal report.

SB 146 [Wilk](#) R Water resources: permit to appropriate: protected species. (Amended: 3/20/2017)

[Leginfo Link](#)

Location: 4/28/2017- SENATE 2 YEAR

Current: Amended: 3/20/2017

Under existing law, the State Water Resources Control Board administers a water rights program pursuant to which the board grants permits and licenses to appropriate water. Existing law prohibits the taking or possession of a fully protected fish, except as provided, and designates the unarmored threespine stickleback as a fully protected fish. This bill would prohibit the board from issuing on or after January 1, 2018, a new permit to appropriate water from any river or stream that has, or is reasonably expected to have, a population of unarmored threespine stickleback.

SB 151 [Nguyen](#) R Property tax postponement. (Introduced: 1/18/2017)

[Leginfo Link](#)

Location: 5/25/2017- SENATE APPR. SUSPENSE FILE

Current: Introduced: 1/18/2017

(1)Existing law authorizes the Controller, upon approval of a claim for the postponement of ad valorem property taxes, to directly pay a county tax collector for the property taxes owed by the claimant, as provided. Existing law establishes the Senior Citizens and Disabled Citizens Property Tax Postponement Fund and continuously appropriates moneys in the fund to the Controller for specified purposes, including disbursements relating to the postponement of property taxes pursuant to the Property Tax Postponement Law. Existing law requires the Controller to, on June 30, 2018, and on June 30 each year thereafter, transfer any moneys in the fund in excess of \$15,000,000 to the General Fund. This bill would eliminate the requirement that the Controller transfer any moneys in the fund in excess of \$15,000,000 to the General Fund. By authorizing the expenditure of additional General Fund moneys for the purpose of the property tax postponement program, this bill would make an appropriation.

This bill contains other related provisions and other existing laws.

SB 167 [Skinner](#) D Housing Accountability Act. (Chaptered: 9/29/2017)

[Leginfo Link](#)

Location: 9/29/2017- SENATE CHAPTERED

Current: Chaptered: 9/29/2017

(1)The Housing Accountability Act, among other things, prohibits a local agency from disapproving, or conditioning approval in a manner than renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based upon substantial evidence in the record. This bill would require the findings of the local agency to instead be based on a preponderance of the evidence in the record.

This bill contains other related provisions and other existing laws.

SB 173 [Dodd](#) D Real estate: Bureau of Real Estate. (Chaptered: 10/16/2017)

[Leginfo Link](#)

Location: 10/16/2017- SENATE CHAPTERED

Current: Chaptered: 10/16/2017

Existing law establishes in state government the Business, Consumer Services, and Housing Agency, which is comprised of various departments including the Department of Consumer Affairs. Existing law establishes the Bureau of Real Estate within the Department of Consumer Affairs to license and regulate real estate brokers and real estate salespersons. This bill would, as of July 1, 2018, remove the bureau from the Department of Consumer Affairs and instead make it a department within the Business, Consumer Services, and Housing Agency and rename the bureau to the Department of Real Estate. The bill would also make other conforming and technical changes.

This bill contains other related provisions.

SB 210 [Leyva D](#) Heavy-Duty Vehicle Inspection and Maintenance Program. (Amended: 8/23/2017)

[Leginfo Link](#)

Location: 8/28/2017- ASSEMBLY RLS.

Current: Amended: 8/23/2017

Existing law requires the State Air Resources Board, in consultation with the Bureau of Automotive Repair and a specified review committee, to adopt regulations requiring owners or operators of heavy-duty diesel motor vehicles to perform regular inspections of their vehicles for excessive emissions of smoke. Existing law requires the state board, in consultation with the State Energy Resources Conservation and Development Commission, to adopt regulations requiring heavy-duty diesel motor vehicles to use emission control equipment and alternative fuels. This bill would authorize the state board to develop and implement a Heavy-Duty Vehicle Inspection and Maintenance Program for nongasoline heavy-duty onroad motor vehicles, as specified. The bill would authorize the state board to assess a fee and penalties as part of the program. The bill would create the Truck Emission Check (TEC) Fund and the Diesel Emission System Inspection and Smoke Test (DESIST) Account in the fund, with all the moneys deposited in each fund to be available upon appropriation.

SB 224 [Jackson D](#) Personal rights: sexual harassment. (Amended: 8/21/2017)

[Leginfo Link](#)

Location: 8/21/2017- SENATE RLS.

Current: Amended: 8/21/2017

Existing law establishes liability for sexual harassment when the plaintiff proves specified elements, including, among other things, that there is a business, service, or professional relationship between the plaintiff and defendant. Existing law states that a relationship may exist between a plaintiff and certain persons, including an attorney, holder of a master's degree in social work, real estate agent, and real estate appraiser. This bill would include an investor among those listed persons who may be liable to a plaintiff for sexual harassment.

SB 229 [Wieckowski D](#) Accessory dwelling units. (Chaptered: 10/8/2017)

[Leginfo Link](#)

Location: 10/8/2017- SENATE CHAPTERED

Current: Chaptered: 10/8/2017

(1)The Planning and Zoning Law authorizes the legislative body of a city or county to regulate, among other things, the intensity of land use, and also authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones, as specified. Existing law requires the ordinance to designate areas within the jurisdiction of the local agency where these units may be permitted, impose specified standards on these units, provide that accessory dwelling units do not exceed allowable density and are a residential use, as specified, and require these units to comply with specified conditions, including a requirement that the unit is not intended for sale separate from the primary residence and may be rented. Existing law establishes the maximum standards that local agencies are required to use to evaluate a proposed accessory dwelling unit on a lot zoned for residential use that contains an existing single-family dwelling. This bill instead would authorize a local agency to provide by ordinance for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily use. The bill would authorize the ordinance to prohibit the sale or other conveyance of the unit separate from the primary residence. The bill would extend the use of the maximum standards to a proposed accessory dwelling unit on a lot zoned for residential use that includes a proposed single-family dwelling.

This bill contains other related provisions and other existing laws.

SB 231 [Hertzberg D](#) Local government: fees and charges. (Chaptered: 10/6/2017)

[Leginfo Link](#)

Location: 10/6/2017- SENATE CHAPTERED

Current: Chaptered: 10/6/2017

Articles XIIC and XIID of the California Constitution generally require that assessments, fees, and charges be submitted to property owners for approval or rejection after the provision of written notice and the holding of a public hearing. Existing law, the Proposition 218 Omnibus Implementation Act, prescribes specific procedures and parameters for local jurisdictions to comply with Articles XIIC and XIID of the California Constitution and defines terms for these purposes. This bill would define the term “sewer” for these purposes. The bill would also make findings and declarations relating to the definition of the term “sewer” for these purposes.

SB 242 [Skinner D](#) Property Assessed Clean Energy program: program administrator. (Chaptered: 10/4/2017)

[Leginfo Link](#)

Location: 10/4/2017- SENATE CHAPTERED

Current: Chaptered: 10/4/2017

Existing law, known commonly as a Property Assessed Clean Energy (PACE) financing program, authorizes a public agency, by making specified findings, to authorize public agency officials and property owners to enter into voluntary contractual assessments to finance the installation of distributed generation renewable energy sources or energy or water efficiency improvements that are permanently fixed to real property. Existing law similarly authorizes a community facilities district to be formed pursuant to an alternative procedure under which the district initially consists solely of territory proposed for annexation to the community facilities district in the future and territory is annexed and subjected to special taxes only upon unanimous approval of the owners, to finance and refinance the acquisition, installation, and improvement of energy efficiency, water conservation, and renewable energy improvements. Existing law authorizes a public agency, or an entity that administers a PACE financing program on behalf of and with the written consent of a public agency, to issue PACE bonds that are secured by voluntary contractual assessments, voluntary special taxes, or special taxes on property to assist property owners in financing the installation of distributed generation renewable energy sources, electric vehicle charging infrastructure, or energy or water efficiency improvements. The bill would require a program administrator, before a property owner executes an assessment contract, as defined, to make

an oral confirmation that at least one owner of the property has a copy of specified documents and forms related to the contract, and to provide an oral confirmation of the key terms of an assessment contract with the property owner on the call or an authorized representative of the owner on the call that contains specified information. The bill would require a program administrator to record the oral confirmation, and to retain that recording for a specified period of time. The bill would require a program administrator to ask if the property owner would prefer the oral confirmation be provided in a language other than English, and would require the program administrator to deliver the oral confirmation in the property owner's language or via an interpreter chosen by the property owner in order for the contract to proceed, and would require the program administrator to provide the property owner with the translation of specified documents. This bill would prohibit a program administrator from waiving or deferring the first payment on an assessment contract, and would require that a property owner's first assessment payment be due no later than the fiscal year following the fiscal year in which the installation of the efficiency improvement is completed.

This bill contains other related provisions and other existing laws.

SB 247 [Moorlach](#) R Professions and vocations: license requirement: business: surety bond requirement. (Amended: 4/17/2017)

[Leginfo Link](#)

Location: 4/28/2017- SENATE 2 YEAR

Current: Amended: 4/17/2017

Repeals the requirements for an individual to obtain a license to perform the following activities: fitting or selling hearing aids, locksmithing, barbering or the application of makeup, disposing of cremated human remains, and performing custom upholstery services. The bill is supported by Cato Institute's Center for Constitutional Studies.

SB 252 [Dodd](#) D Water wells. (Chaptered: 10/6/2017)

[Leginfo Link](#)

Location: 10/6/2017- SENATE CHAPTERED

Current: Chaptered: 10/6/2017

(1)Existing law requires the State Water Resources Control Board to adopt a model water well, cathodic protection well, and monitoring well drilling and abandonment ordinance implementing certain standards for water well construction, maintenance, and abandonment and requires each county, city, or water agency, where appropriate, not later than January 15, 1990, to adopt a water well, cathodic protection well, and monitoring well drilling and abandonment ordinance that meets or exceeds certain standards. Under existing law, if a county, city, or water agency, where appropriate, fails to adopt an ordinance establishing water well, cathodic protection well, and monitoring well drilling and abandonment standards, the model ordinance adopted by the state board is required to take effect on February 15, 1990, and is required to be enforced by the county or city and have the same force and effect as if adopted as a county or city ordinance. This bill, until January 30, 2020, would require a city or county overlying a critically overdrafted basin, as defined, to request estimates of certain information from an applicant for a new well located within a critically overdrafted basin as part of an application for a well permit. The bill would require a city or county that receives an application for a well permit in a critically overdrafted basin to make the information about the new well included in the application for a well permit available to both the public and to groundwater sustainability agencies and easily accessible. The bill would authorize a city or county to issue a new well permit within a critically overdrafted basin when these requirements have been met. By increasing the duties of cities and counties, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 259 [Wilks R](#) Reports. (Introduced: 2/8/2017)

[Leginfo Link](#)

Location: 4/28/2017- SENATE 2 YEAR

Current: Introduced: 2/8/2017

Existing law generally sets out the requirements for the submission of written reports by public agencies to the Legislature, the Governor, the Controller, and state legislative and other executive entities. This bill would require a written report, as defined, submitted by any state agency or department to the Legislature, a Member of the Legislature, or any state legislative or executive body to include a signed statement by the head of the agency or department declaring that the factual contents of the written report are true, accurate, and complete to the best of his or her knowledge.

This bill contains other related provisions.

SB 275 [Portantino D](#) Surplus residential property: State Route 710: property taxes: assessments. (Introduced: 2/9/2017)

[Leginfo Link](#)

Location: 6/5/2017- ASSEMBLY H. & C.D.

Current: Introduced: 2/9/2017

Existing law declares the intent of the Legislature to preserve, upgrade, and expand the supply of housing to persons and families of low or moderate income through the sale of specified surplus residential property owned by public agencies. Existing law establishes priorities and procedures that any state agency disposing of that surplus residential property is required to follow. This bill would require surplus residential property purchased at an affordable price pursuant to the procedures described above to be assessed at its affordable price for property tax purposes. The bill would also require surplus residential property purchased at a reasonable price pursuant to the procedures described above to be assessed at its reasonable price for property tax purposes. The bill would provide that these provisions only apply to surplus residential properties for State Route 710, in Los Angeles County.

This bill contains other related provisions and other existing laws.

SB 277 [Bradford D](#) Land use: zoning regulations. (Amended: 7/13/2017)

[Leginfo Link](#)

Location: 7/17/2017- ASSEMBLY THIRD READING

Current: Amended: 7/13/2017

The Planning and Zoning Law authorizes the legislative body of any city or county to adopt ordinances regulating zoning within its jurisdiction, as specified. This bill would additionally authorize the legislative body of any city or county to adopt ordinances to require, as a condition of development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, moderate-income, lower income, very low income, or extremely low income households, as specified. The bill would require the ordinance to provide alternative means of compliance. The bill would also make a nonsubstantive change and legislative findings and declarations.

SB 279 [Fuller R](#) Local government: land use: general plans. (Introduced: 2/9/2017)

[Leginfo Link](#)

Location: 5/12/2017- SENATE 2 YEAR

Current: Introduced: 2/9/2017

Existing law requires each planning agency to prepare, and the legislative body of each county and city to adopt, a comprehensive, long-term general plan for the physical development of the county or city, as specified. This bill would make nonsubstantive changes to those provisions.

SB 281 [Fuller R](#) Land use: planning and zoning. (Introduced: 2/9/2017)

[Leginfo Link](#)

Location: 5/12/2017- SENATE 2 YEAR

Current: Introduced: 2/9/2017

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. This bill would make nonsubstantive changes to those provisions.

SB 298 [Wieckowski D](#) Enforcement of money judgments: exemptions. (Amended: 9/8/2017)

[Leginfo Link](#)

Location: 9/8/2017- ASSEMBLY THIRD READING

Current: Amended: 9/8/2017

Existing law authorizes a judgment creditor to levy upon the property of a judgment debtor to satisfy a judgment, and authorizes the judgment debtor to claim that certain property is exempt from the levy by following a specified procedure. Existing law authorizes a claimant to assert an exemption by filing a claim of exemption with the levying officer within 10 days after the date the notice of levy on the property claimed to be exempt is served on the judgment debtor. This bill would authorize a claimant to file a claim of exemption with the levying officer either in person or by mail and would specify that the period for filing the claim is 15 days if the judgment debtor is personally served with a notice of levy on the property claimed to be exempt, and 20 days if the claimant is served with notice by mail. The bill would deem the filing by mail complete on the date the claim is postmarked if the mailing is assigned a tracking number. If the mailing is not assigned a tracking number, the bill would deem the filing by mail complete on the date the claim is received by the levying officer.

This bill contains other related provisions and other existing laws.

SB 305 [Skinner D](#) Housing: code compliance: low-interest loans. (Amended: 4/27/2017)

[Leginfo Link](#)

Location: 5/25/2017- SENATE APPR. SUSPENSE FILE

Current: Amended: 4/27/2017

Existing law authorizes local agencies, upon making specified findings, to provide low-interest loans to owners of buildings within their jurisdiction for the purpose of making seismic safety upgrades to eligible buildings, as

defined, in order to meet current earthquake safety codes. Existing law authorizes these local entities to issue bonds in order to finance these loans which are secured by a lien on the subject property. This bill would appropriate the sum of \$20,000,000 from the General Fund to the Department of Housing and Community Development to provide financing to local agencies for the purpose of funding low-interest loans made by those agencies to building owners, who meet specified eligibility requirements, in order to rehabilitate eligible buildings, as defined, and bring them up to current building standards for occupancy. The bill would provide that financing under this program, along with other liens on the subject property, could not exceed 80% of the appraised value of the property. The bill would make findings and declarations in support of these provisions.

SB 329 [Leyva D](#) Manufactured homes: financial assistance programs. (Chaptered: 10/12/2017)

[Leginfo Link](#)

Location: 10/12/2017- SENATE CHAPTERED

Current: Chaptered: 10/12/2017

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, veteran housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. This bill would require all state and local programs designed to facilitate home ownership or residence, as specified, to include manufactured homes, to the extent feasible. The bill would deem a California Housing Finance Agency's loan program to comply with this provision if it includes manufactured housing in conformance with specified guidelines. The bill would make related legislative findings and declarations.

SB 330 [Berryhill R](#) Building permit fees: waiver. (Chaptered: 9/25/2017)

[Leginfo Link](#)

Location: 9/25/2017- SENATE CHAPTERED

Current: Chaptered: 9/25/2017

The State Housing Law authorizes cities and counties to prescribe fees for permits required or authorized pursuant to the State Housing Law. This bill would authorize these entities to waive or reduce all building permit fees for improvements to the home of a veteran with a qualifying disability that are made to accommodate that disability.

SB 352 [Stone R](#) Income taxes: withholding: real property sales. (Amended: 4/18/2017)

[Leginfo Link](#)

Location: 5/26/2017- SENATE 2 YEAR

Current: Amended: 4/18/2017

Existing law requires the transferee of a California real property interest, in specified circumstances, to withhold for income tax purposes 31/3% of the sales price of the property when the property is acquired from either an individual, or a partnership or corporation without a permanent place of business, as specified. Existing law also allows, by election of the transferor, alternative withholding amounts that are not less than the amount of gain required to be recognized under income tax laws multiplied by the corporation tax rate, bank and financial corporate tax rate, the highest personal income tax rate, or the current "S" corporation tax rate plus the highest personal income tax rate, as applicable. Existing law imposes a penalty for a failure to withhold, as specified, and requires a real estate escrow person to provide written notification to the transferee, other than a transferee that is an intermediary or accommodator in a deferred exchange, of withholding requirements. This bill would eliminate these withholding provisions for the disposition of a California real

property interest that occurs on or after January 1, 2018, and would instead require the transferee, including any intermediary or accomodator in a deferred exchange, of a California real property interest to withhold 3% of the purchase price of the property if the property was either acquired from a person with a last known street address outside this state at the time of title transfer, or from a corporation if after the transfer that corporation has no permanent place of business in this state. The bill would also allow, by election of the transferor, alternative withholding amounts that are not less than the amount of gain required to be recognized under income tax laws multiplied by the corporation tax rate, bank and financial corporate tax rate, the highest personal income tax rate, or the current "S" corporation tax rate plus the highest personal income tax rate, as applicable. The bill would also require a real estate escrow person to provide the corresponding written notification to subject transferees.

SB 361 [Hernandez D](#) Maintenance districts: City of La Puente. (Chaptered: 7/10/2017)

[Leginfo Link](#)

Location: 7/10/2017- SENATE CHAPTERED

Current: Chaptered: 7/10/2017

(1)Existing law, the Landscaping and Lighting Act of 1972, authorizes local agencies, including a city or county, to form an assessment district for the purpose of making improvements by, among other things, installing landscaping. This bill would, in addition to the district's existing authority to perform specified maintenance under the Improvement Act of 1911, authorize the Landscaping and Lighting District of the City of La Puente to also perform maintenance and make improvements pursuant to the Landscaping and Lighting Act of 1972.

This bill contains other related provisions.

SB 373 [Cannella R](#) Public contracts: design-build: Stanislaus Regional Water Authority. (Chaptered: 9/30/2017)

[Leginfo Link](#)

Location: 9/30/2017- SENATE CHAPTERED

Current: Chaptered: 9/30/2017

Existing law, until January 1, 2025, authorizes the Department of General Services, the Department of Corrections and Rehabilitation, and certain local agencies to use the design-build procurement process for specified public works. Existing law defines a "local agency" and a "project" for purposes of these provisions. This bill would modify those definitions to authorize the Stanislaus Regional Water Authority to use the design-build procurement process for its Regional Surface Water Supply Project.

This bill contains other related provisions.

SB 377 [Monning D](#) Lead-based paint. (Amended: 8/21/2017)

[Leginfo Link](#)

Location: 9/5/2017- ASSEMBLY INACTIVE FILE

Current: Amended: 8/21/2017

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 upon appropriation by the Legislature. This bill would require the department, within one year of the Legislature providing sufficient funding, 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 also would make these provisions effective one year after the Legislature appropriates sufficient moneys for the implementation of the program, as provided, and 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 389 [Roth D](#) Department of Transportation: transportation project delivery services. (Amended: 7/17/2017)

[Leginfo Link](#)

Location: 9/1/2017- ASSEMBLY 2 YEAR

Current: Amended: 7/17/2017

Existing law provides that the Department of Transportation has full possession and control of all state highways and associated property. Existing law creates the State Highway Account in the State Transportation Fund, and requires all money appropriated, contributed, or made available from any source for expenditure on work within the powers and duties of the department, including sources other than state appropriations, to be transferred to or deposited in the account. Existing law provides that all money deposited in the account by local agencies or by others is continuously appropriated to the department and is available for expenditure by the department for the purposes for which the money was made available. This bill would authorize the department to establish a fee schedule and to charge a fee relative to transportation project delivery services requested by a local agency or other entity, as specified, including job mix formula verifications, material plant quality program inspections, and laboratory accreditations. The bill would authorize the department to adopt regulations to, among other things, specify the terms and conditions for performing these tasks and would require that the department's total estimated revenue from the fee schedule not exceed the department's estimated total cost for providing these services. The bill would require that the funds collected pursuant to these provisions be deposited in the State Highway Account in the State Transportation Fund. Because these funds would be continuously appropriated to the department, the bill would thereby make an appropriation.

SB 418 [Hernandez D](#) Public contracts: skilled and trained workforce. (Chaptered: 9/30/2017)

[Leginfo Link](#)

Location: 9/30/2017- SENATE CHAPTERED

Current: Chaptered: 9/30/2017

Existing law defines a "skilled and trained workforce" to mean a workforce that meets certain conditions for when a public entity is required by statute or regulation to obtain an enforceable commitment that a bidder, contractor, or other entity will use a skilled and trained workforce to complete a contract or project. Existing law also authorizes a public entity to require that a bidder, contractor, or other entity use a skilled and trained workforce to complete a contract or project. This bill would revise the definition of a "skilled and trained

workforce” to exclude from the conditions work performed on or after specified dates, in certain occupations.

SB 427 [Leyva D](#) Public water systems: community water systems: lead user service lines. (Chaptered: 9/12/2017)

[Leginfo Link](#)

Location: 9/11/2017- SENATE CHAPTERED

Current: Chaptered: 9/12/2017

(1)Existing law prohibits the use of any pipe, pipe or plumbing fitting or fixture, solder, or flux that is not lead free in the installation or repair of any public water system or any plumbing in a facility providing water for human consumption, except as specified.This bill would apply the above-described provisions relating to lead user service lines to a community water system, instead of a public water system, and would require, by July 1, 2020, the community water system to provide a timeline for replacement of known lead user service lines in use in its distribution system to the State Water Resources Control Board. The bill, by July 1, 2020, would require a community water system that has identified areas that may have lead user service lines in use in its distribution system to (a) provide to the state board its determination as to whether there are any lead user service lines in use in those areas of its distribution system and provide a timeline to the state board for replacement of those lead use service lines, and (b) provide findings as to whether there are any areas for which it cannot determine the content of the user service lines and a timeline for the replacement of those user service lines.

This bill contains other related provisions and other existing laws.

SB 429 [Stone R](#) Manufactured housing: park model homes. (Introduced: 2/15/2017)

[Leginfo Link](#)

Location: 4/28/2017- SENATE 2 YEAR

Current: Introduced: 2/15/2017

The Manufactured Housing Act of 1980 requires the Department of Housing and Community Development to license and regulate dealers of manufactured homes, mobilehomes, and commercial coaches, as specified.This bill would authorize a dealer licensed by the department under the act to offer park model homes, as defined.

SB 431 [Bates R](#) Planning and zoning: building codes: accessory dwelling units. (Amended: 3/20/2017)

[Leginfo Link](#)

Location: 5/12/2017- SENATE 2 YEAR

Current: Amended: 3/20/2017

Provisions of the Planning and Zoning Law authorize the legislative body of a city or county to regulate the intensity of land use and also authorize a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones, as specified.This bill, if a local agency makes its provisions applicable by ordinance or resolution, would authorize a local building inspector for 5 years following adoption of the ordinance or resolution to waive some or all requirements, with specified exceptions for certain health and safety requirements, of an applicable building code with respect to an accessory dwelling unit constructed prior to January 1, 2008, for the purpose of issuing a building permit for that accessory dwelling unit. The bill would specify that an accessory dwelling unit issued a permit pursuant to these provisions would not count toward the local agency’s allocation of the regional housing need.

SB 442 [Newman D](#) Public health: pools: drownings. (Chaptered: 10/11/2017)

[Leginfo Link](#)

Location: 10/11/2017- SENATE CHAPTERED

Current: Chaptered: 10/11/2017

Under the existing 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 one of 7 drowning prevention safety features. The existing act requires the local building code official to inspect and approve the drowning safety prevention devices before the issuance of a final approval for the completion of permitted construction or remodeling work. The existing act does not apply to any pool within the jurisdiction of any political subdivision that adopts an ordinance for swimming pools, as specified. This bill would instead require, when a building permit is issued, that the pool or spa be equipped with at least 2 of 7 specified drowning prevention safety features. The bill would revise the characteristics of some of those safety features. The bill would also delete the exemption from the act of political subdivisions that adopt ordinances for swimming pools. By imposing additional duties on local officials, the bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 446 [Gaines R](#) Housing element. (Introduced: 2/15/2017)

[Leginfo Link](#)

Location: 5/12/2017- SENATE 2 YEAR

Current: Introduced: 2/15/2017

The Planning and Zoning Law requires each city, county, or city and county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. That law requires the housing element to identify the existing and projected housing needs of all economic segments of the community. This bill would make a nonsubstantive change to that law.

SB 465 [Jackson D](#) Oil and gas conservation. (Amended: 7/13/2017)

[Leginfo Link](#)

Location: 9/11/2017- ASSEMBLY INACTIVE FILE

Current: Amended: 7/13/2017

(1) Under existing law, the Division of Oil, Gas, and Geothermal Resources in the Department of Conservation regulates the drilling, operation, maintenance, and abandonment of oil and gas wells in the state. Existing law requires the State Oil and Gas Supervisor to supervise the drilling, operation, maintenance, and abandonment of wells and the operation, maintenance, and removal or abandonment of tanks and facilities related to oil and gas production within an oil and gas field, so as to prevent damage to life, health, property, and natural resources, as provided; to permit owners and operators of wells to utilize all known methods and practices to increase the ultimate recovery of hydrocarbons; and to perform the supervisor's duties in a manner that encourages the wise development of oil and gas resources to best meet oil and gas needs in this state. This bill would instead require that the supervisor perform his or her duties in a manner so as to encourage the intelligent, safe, and efficient development of oil and gas resources. The bill would require the supervisor to regulate instead of supervise the drilling, operation, maintenance, and abandonment of wells and the operation, maintenance, and removal or abandonment of tanks and facilities attendant to oil and gas production, as provided.

This bill contains other related provisions and other existing laws.

SB 522 [Glazer D](#) West Contra Costa Healthcare District. (Amended: 9/12/2017)

[Leginfo Link](#)

Location: 9/15/2017- SENATE RLS.

Current: Amended: 9/12/2017

Existing law provides for the formation of local health care districts and specifies district powers. Under existing law, the elective officers of a local hospital district consist of a board of hospital directors consisting of 5 members, each of whom is required to be a registered voter residing in the district and whose term shall be 4 years, except as specified. This bill would dissolve the existing elected board of directors of the West Contra Costa Healthcare District, effective January 1, 2019, and would require the Board of Supervisors of the County of Contra Costa, at its election, to either serve as the district board or appoint a district board, as specified. By increasing duties of county officials, this bill would impose a state-mandated local program. This bill would make legislative findings and declarations as to the necessity of a special statute for the West Contra Costa Healthcare District. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

SB 530 [Vidak R](#) Employee housing: agricultural employees. (Introduced: 2/16/2017)

[Leginfo Link](#)

Location: 4/28/2017- SENATE 2 YEAR

Current: Introduced: 2/16/2017

The Planning and Zoning Law requires that the housing element of a city's or county's general plan include, among other things, an analysis of any special needs housing, such as the needs of, among others, farmworkers. A provision of the Employee Housing Act provides that employee housing that meets specified requirements is deemed an agricultural land use and prohibits a local government from requiring a conditional use permit, zoning variance, or other zoning clearance for that employee housing. This bill would require that certain agricultural worker housing be deemed an agricultural land use for purposes of the general plan of a local agency and, except as provided, would prohibit the local agency from requiring a conditional use permit or other discretionary permit, zoning variance, or other zoning clearance for that housing that is not required for any other agricultural use within the same zone. The bill would define "local agency" for these purposes as a city, county, or city and county, including a charter city, charter county, or charter city and county. The bill would also provide that local sewage disposal requirements only apply to agricultural worker housing if that agricultural worker housing is connected to an existing sewage disposal system. The bill would require the Department of Housing and Community Development to propose building standards applicable to agricultural worker housing subject to these provisions that comply with specified requirements, as provided. The bill would declare that its provisions address a matter of statewide concern and would apply equally to any local agency, as defined. The bill would also make various technical and conforming changes to the Employee Housing Act.

This bill contains other related provisions and other existing laws.

SB 542 [Leyva D](#) Manufactured Housing Act of 1980: notice of transfer and release of liability. (Chaptered: 10/16/2017)

[Leginfo Link](#)

Location: 10/16/2017- SENATE CHAPTERED

Current: Chaptered: 10/16/2017

Existing law, the Manufactured Housing Act of 1980, requires, with certain exceptions, manufactured homes, mobilehomes, commercial coaches, and floating homes sold or used within this state to be subject to annual registration with the Department of Housing and Community Development upon the appropriate forms approved by the department and payment of prescribed registration fees. Existing law prohibits transfer of title of a registered manufactured home, mobilehome, commercial coach, truck camper, or floating home until the transferor has properly endorsed and delivered the certificate of title and delivery of the registration card to the transferee. Existing law makes it unlawful for any person to fail or neglect properly to endorse, date, and deliver the certificate of title and, when having possession, to fail to deliver the registration card to a transferee who is lawfully entitled to a transfer of registration. This bill would prohibit an owner, as defined, from being liable for taxes and fees specified in the Manufactured Housing Act of 1980 that accrue after the compliance date if the owner properly endorses and delivers the certificate of title to the transferee and delivers or mails to the Department of Housing and Community Development the completed notice of sale or transfer form developed by the department.

SB 547 [Hill](#) D Professions and vocations: weights and measures. (Chaptered: 10/2/2017)

[Leginfo Link](#)

Location: 10/2/2017- SENATE CHAPTERED

Current: Chaptered: 10/2/2017

(1) Existing law establishes the Department of Consumer Affairs within the Business, Consumer Services, and Housing Agency and provides that the department is under the control of the Director of Consumer Affairs. This bill would repeal the provision establishing the Division of Consumer Services.

This bill contains other related provisions and other existing laws.

SB 558 [Glazer](#) D Property taxation: new construction exclusion: rain water capture system. (Amended: 4/26/2017)

[Leginfo Link](#)

Location: 7/20/2017- ASSEMBLY REV. & TAX

Current: Amended: 4/26/2017

The California Constitution generally limits ad valorem taxes on real property to 1% of the full cash value of that property. For purposes of this limitation, "full cash value" is defined as the assessor's valuation of real property as shown on the 1975–76 tax bill under "full cash value" or, thereafter, the appraised value of that real property when purchased, newly constructed, or a change in ownership has occurred. This bill would exclude from classification as "newly constructed" and "new construction" the construction or addition, on or after January 1, 2019, of a rain water capture system, as provided.

This bill contains other related provisions and other existing laws.

SB 563 [Lara](#) D Residential wood smoke. (Chaptered: 10/11/2017)

[Leginfo Link](#)

Location: 10/11/2017- SENATE CHAPTERED

Current: Chaptered: 10/11/2017

(1)Existing law requires the State Air Resources Board to approve and begin implementing a comprehensive strategy to reduce emissions of short-lived climate pollutants to achieve a reduction in methane by 40%, hydrofluorocarbon gases by 40%, and anthropogenic black carbon by 50% below 2013 levels by 2030, as specified.This bill would establish the Woodsmoke Reduction Program to be administered by the state board, in coordination with air districts, to promote the voluntary replacement of old wood-burning stoves with cleaner and more efficient alternatives in order to achieve short- and long-term climate benefits and localized public health benefits, as specified. The bill would authorize moneys from the Greenhouse Gas Reduction Fund to be allocated for incentives offered as part of the program. By adding to the duties of air districts, this bill would impose a state-mandated local program.

This bill contains other related provisions and other existing laws.

SB 569 [Monning D](#) Insurance: disasters: identification of insurer. (Chaptered: 9/28/2017)

[Leginfo Link](#)

Location: 9/28/2017- SENATE CHAPTERED

Current: Chaptered: 9/28/2017

Existing law generally regulates fire insurance, which includes insurance against loss by fire, lightning, windstorm, tornado, or earthquake, and establishes a standard form of fire insurance policy for the state. Existing law requires an insurer to provide an insured, free of charge, a complete, current copy of his or her fire insurance policy after a covered loss under the policy and within 30 calendar days of receipt of a request from the insured. This bill would require the Insurance Commissioner, in the case of a declaration of a disaster and at the request of a property owner, or the owner's legal representative, that is unable to identify the insurer for property located in the disaster area, to electronically provide the owner's name, any contact information provided to the commissioner, and property location information to insurers who issue homeowners' fire insurance policies. The bill would deem that information to be provided with the voluntary written consent of the owner or his or her legal representative, as specified. The bill would require an insurer to respond, free of charge, to the property owner or owner's legal representative within 90 days after receiving that transmission if the insurer issued a homeowners' insurance policy on the property located in the disaster area and identified in the commissioner's communication that was in force at the time that the disaster occurred. The bill would limit the liability of the commissioner or the commissioner's authorized representative, any department employees, and the insurer or the insurer's employees, for statements made or conduct performed in good faith while carrying out these provisions.

SB 624 [Galgiani D](#) Property taxation: liens: recordation. (Chaptered: 7/31/2017)

[Leginfo Link](#)

Location: 7/31/2017- SENATE CHAPTERED

Current: Chaptered: 7/31/2017

Existing law provides that every tax, penalty, or interest on real property is a lien against the property assessed. Existing law also provides that every tax on improvements is a lien on the taxable land on which they are located. Existing law provides that a tax on personal property is a lien against any real property on the secured roll also belonging to the owner of the personal property in specified circumstances. Existing law authorizes the county tax collector to record a lien with respect to certain types of taxes on real and personal property with the county recorder. This bill would authorize the board of supervisors of a county to provide that a tax on real or personal property is not a lien against the property assessed or the assessee if the amount of the tax assessed against that property or assessee is less than an amount set by that ordinance or resolution, up to \$200, excluding any interest, penalties, or other fees.

SB 653 [Moorlach](#) R County tax collectors: notices: publication. (Chaptered: 9/27/2017)

[Leginfo Link](#)

Location: 9/27/2017- SENATE CHAPTERED

Current: Chaptered: 9/27/2017

Existing law requires a county tax collector to publish various notices in a newspaper, including a notice specifying, among other things, the dates when property taxes on the secured roll will be due and the penalties and costs for delinquency. This bill would require the tax collector to also provide notice on the tax collector's regularly maintained Internet Web site of any notice required to be published in a newspaper of general circulation under the Revenue and Taxation Code, as provided.

This bill contains other related provisions and other existing laws.

SB 697 [Stone](#) R Land use: development fees. (Introduced: 2/17/2017)

[Leginfo Link](#)

Location: 5/12/2017- SENATE 2 YEAR

Current: Introduced: 2/17/2017

The Mitigation Fee Act requires a local agency, in establishing, increasing, or imposing a fee as a condition of approval of a development project, to identify the purpose of the fee and the use to which it is to be put. If the use is financing a public improvement, the improvement is required to be publicly identified, as well as the amount of the expenditures on each improvement, within 180 days after the last day of each fiscal year. This bill, if a local agency fails to comply with the requirements described above for a 2nd consecutive year, would prohibit a local agency from collecting established fees, and from imposing new fees, until compliance with the requirements described above have been met. The bill would prohibit a local agency from threatening or implementing a moratorium on construction because of these fee prohibitions and would require the local agency to continue to approve development projects without the collection or imposition of fees.

SB 721 [Hill](#) D Contractors: decks and balconies: inspection. (Amended: 5/15/2017)

[Leginfo Link](#)

Location: 5/26/2017- SENATE 2 YEAR

Current: Amended: 5/15/2017

(1) Existing law provides authority for an enforcement agency to enter and inspect any buildings or premises whenever necessary to secure compliance with or prevent a violation of the building standards published in the California Building Standards Code and other rules and regulations that the enforcement agency has the power to enforce. This bill would require an inspection of building assemblies and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units by a licensed architect, licensed civil or structural engineer, or an individual certified as a building inspector or building official, as specified. The bill would require the inspections, including any necessary testing, to be completed by January 1, 2023, with certain exceptions, and would require subsequent inspections every 6 years, except as specified. The bill would require the inspection report to contain specified items and would require that a copy of the inspection report be presented to the owner of the building within 45 days of the completion of the inspection. The bill would require that if the inspection reveals conditions that pose an immediate hazard to the safety of the occupants, the inspection report be delivered to the owner of the building within 15 days and emergency repairs be undertaken, as specified, with notice given to the local enforcement

agency. The nonemergency repairs made under these provisions would be required to be completed within 120 days, unless an extension is granted by the local authorities. The bill would authorize local enforcement agencies to recover enforcement costs associated with these requirements. The bill would require the local enforcement agency to send a 30-day corrective notice to the owner of the building if repairs are not completed on time and would provide for specified civil penalties and liens against the property for the owner of the building who fails to comply with these provisions. The bill would authorize a local governing entity to enact stricter requirements than those imposed by these provisions.(2)The Davis-Stirling Common Interest Development Act defines and regulates common interest developments, which include community apartment projects, condominium projects, and stock cooperatives. The act requires the homeowners association to maintain the common areas of the development.This bill would require the board of directors of a common interest development, at least once every 6 years, to have an inspection conducted by a licensed architect, licensed civil or structural engineer, or an individual certified as a building inspector or building official, as specified, of the of building assemblies, as defined, that the association is obligated to repair, replace, restore, or maintain. The bill would require the inspections, including any necessary testing, to be completed by January 1, 2023, with certain exceptions, and would require subsequent inspections every 6 years. The bill would require the inspection reports to contain specified items. The bill would require that the results of the report be used in calculating the reserve study for the development, as specified. The bill would require the inspection report to be presented to the association within 45 days of the completion of the inspection and would require copies of the reports to be permanently maintained in the association's records. The bill would require that if the inspection reveals conditions that pose an immediate hazard to the safety of the occupants, the inspection report be delivered to the association within 15 days and emergency repairs be undertaken, as specified, with notice given to the local enforcement agency. Nonemergency repairs made under these provisions would be required to be completed within 180 days, unless an extension is granted by the local authorities. The bill would, with regard to a condominium conversion, require an inspection be completed prior to the close of escrow on the first separate interest and would require the disclosure of the results of these inspections to the Bureau of Real Estate prior to the issuance of a final public report. A copy of the report would also be required to be sent to the local jurisdiction in which the property is located prior to the issuing of a final inspection or certificate of occupancy. The bill would authorize a local enforcement agency to recover its costs associated with enforcing these provisions. The bill would authorize a local governing entity to enact stricter requirements than those imposed by these provisions. The bill would provide that its provisions do not apply to those areas constituting an individual owner's separate interest or to a planned development, as defined.(3)Because this bill would impose new duties upon local enforcement authorities, it would impose a state-mandated local program.The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.This bill would provide that no reimbursement is required by this act for a specified reason.

SB 722 Moorlach R Mobilehomes: principal residences: exceptions. (Amended: 4/18/2017)

[Leginfo Link](#)

Location: 4/28/2017- SENATE 2 YEAR

Current: Amended: 4/18/2017

Existing (1)Existing law regulates the terms and conditions of mobilehome park residencies. Existing law exempts certain mobilehome park rental agreements from any ordinance, rule, regulation, or initiative measure that establishes a maximum amount that the landlord may charge a tenant for rent, commonly referred to as rent control. Existing law specifically exempts from rent control a mobilehome space that is not the principal residence of the homeowner and that the homeowner has not rented to another party. Existing law deems a mobilehome to be the principal residence of a homeowner unless a review of state or county records demonstrates that the homeowner is receiving a homeowner's exemption for another property or mobilehome in this state or unless review of public records reasonably demonstrates that the principal residence is out of state.This bill would make a mobilehome rental agreement entered into on and after January 1, 2018, exempt from rent control if management determines that the homeowner executing the rental agreement is the owner of another home, condominium, duplex, or other residence and management also determines that the homeowner

is not excepted pursuant to specified criteria. The bill would except homeowners from the application of these provisions if management determines that the mobilehome is the homeowner's sole residence, the homeowner sublets the mobilehome because of medical hardship, the mobilehome is transferred at death, or the mobilehome is actively held out for sale, as specified. The bill would require that the status of the mobilehome as a sole residence be determined in light of the totality of the circumstances and would specify a nonexclusive list of potential evidence in this regard.

This bill contains other related provisions and other existing laws.

SB 739 [Galgiani D](#) Reverse mortgages: lender notice requirements. (Amended: 3/30/2017)

[Leginfo Link](#)

Location: 5/12/2017- SENATE 2 YEAR

Current: Amended: 3/30/2017

Under existing law, a "reverse mortgage" means a nonrecourse loan secured by real property if the loan provides cash advances to a borrower based on the equity or the value in a borrower's owner-occupied principal residence, the loan requires no payment of principal or interest until the entire loan becomes due and payable, and the loan is made by a specified licensed or chartered lender. Existing law requires the lender to prominently disclose in the loan agreement any interest rate or other fees to be charged during the period that commences on the date that the reverse mortgage loan becomes due and payable, and that ends when repayment in full is made. Existing federal law authorizes the nonborrowing spouse of a reverse mortgage borrower to exercise an option, sometimes referred to as a mortgagee optional election (MOE), to further defer the due and payable status of the reverse mortgage upon the death of the borrower, upon meeting specified conditions. This bill would prohibit a lender from making a reverse mortgage loan on a principal residence without informing the borrower, and nonborrowing spouse, as defined, of the opportunity for a nonborrowing spouse to exercise the option described above to permit that spouse to remain in the residence following the death of the borrowing spouse, upon the satisfaction of specified conditions. The bill would, for a reverse mortgage entered into on or after January 1, 2018, prohibit a lender from initiating a foreclosure on a principal residence after the death of the borrowing spouse unless the notice requirements regarding the option were met and the nonborrowing spouse was given the opportunity to exercise the option.

SB 740 [Wiener D](#) Onsite treated water. (Amended: 4/26/2017)

[Leginfo Link](#)

Location: 5/26/2017- SENATE 2 YEAR

Current: Amended: 4/26/2017

Existing law requires the State Water Resources Control Board to establish uniform statewide recycling criteria for each varying type of use of recycled water where the use involves the protection of public health. This bill would, on or before December 1, 2018, require the state board, in consultation with other state agencies, to adopt regulations, consistent with federal and state law in effect on January 1, 2018, to provide comprehensive risk-based standards for local jurisdictions permitting programs for onsite recycling of water in multifamily residential, commercial, and mixed-use buildings for nonpotable use. The bill would require the regulations to address specified issues and practices relating to the management, monitoring, and treatment of recycled water for nonpotable use. The bill would require that a local jurisdiction comply with those regulations if the local jurisdiction allows the onsite recycling of water and subsequent uses of that recycled water.

SB 764 [Moorlach R](#) Real estate trust fund accounts: fidelity insurance. (Chaptered: 9/12/2017)

[Leginfo Link](#)

Location: 9/11/2017- SENATE CHAPTERED

Current: Chaptered: 9/12/2017

Existing law, the Real Estate Law, provides for the licensure and regulation of real estate brokers by the Real Estate Commissioner. Existing law requires a real estate broker who accepts funds belonging to others in connection with a transaction to deposit all those funds in either a neutral escrow depository, into the hands of the broker's principal, or into a trust fund account, as specified. This bill would also authorize an unlicensed employee of the broker to withdraw funds if the broker has insurance coverage equal to the maximum amount of the trust funds to which the unlicensed employee has access to at any time. The bill would require, in this context, that bonds and insurance protect the broker from intentional wrongful acts committed by an employee of that business, including theft, dishonest acts, or forgery. The bill would make conforming changes.

This bill contains other existing laws.

SB 780 [Wiener D](#) Water Conservation in Landscaping Act. (Amended: 4/4/2017)

[Leginfo Link](#)

Location: 5/26/2017- SENATE 2 YEAR

Current: Amended: 4/4/2017

Previously existing law required the Department of Water Resources to develop a model local water efficient landscape ordinance by January 1, 1992, and the Water Conservation in Landscaping Act, which is part of the Planning and Zoning Law, requires the department to update the model ordinance, as provided. The act provides that, if a local agency did not adopt a water efficient landscape ordinance or specified findings that an ordinance is not necessary by January 1, 1993, that model ordinance applies within the jurisdiction of the local agency, except in the case of a chartered city. This bill would authorize the Department of Resources Recycling and Recovery to promote the application of compost in urban areas of the state to assist with projects that follow the watershed approach to landscaping and, in coordination with the Department of Water Resources, to develop and implement pilot projects that support the understanding and deployment of compost to meet specified goals. The bill would also require the State Energy Resources Conservation and Development Commission, in coordination with the State Air Resources Board, to develop a greenhouse gas emissions reduction factor for new climate appropriate landscapes, as provided.

This bill contains other existing laws.

SB 797 [Hill D](#) Peninsula Corridor Joint Powers Board: transactions and use tax. (Chaptered: 10/10/2017)

[Leginfo Link](#)

Location: 10/10/2017- SENATE CHAPTERED

Current: Chaptered: 10/10/2017

Existing law authorizes various local governmental entities, subject to certain limitations and approval requirements, to levy transactions and use taxes for general purposes in accordance with the procedures and requirements set forth in the Transactions and Use Tax Law, including a requirement that the combined rate of all taxes that may be imposed in accordance with that law in the county not exceed 2%. This bill would authorize the Peninsula Corridor Joint Powers Board, by a resolution approved by 2/3 of the board and with the approval of specified entities, to levy a tax pursuant to the Transactions and Use Tax Law at a rate not to exceed 0.125%, with net revenues from the tax to be used by the board for operating and capital purposes of the Caltrain rail service, subject to 2/3 voter approval of a regional measure submitted by the board to voters of the

Counties of San Francisco, San Mateo, and Santa Clara. The bill would authorize the board to exceed the 2% limit described above to impose the retail transactions and use tax.

This bill contains other related provisions.

SB 800 Committee on Business, Professions and Economic Development Professions and vocations. (Chaptered: 10/7/2017)

[Leginfo Link](#)

Location: 10/7/2017- SENATE CHAPTERED

Current: Chaptered: 10/7/2017

(1)The Pharmacy Law provides for the licensure and regulation of pharmacies, pharmacists, and other associated persons and entities by the California State Board of Pharmacy. This law requires the Joint Committee on Boards, Commissions, and Consumer Protection to review the state's shortage of pharmacists and make recommendations on a course of action to alleviate the shortage, including, but not limited to, a review of the current California pharmacist licensure examination. This bill would repeal that requirement of a review.

This bill contains other related provisions and other existing laws.