

State Housing Legislation

Landlord-Tenant: Enacted			
AB 319	Campos D	Local agencies: domestic violence.	would prohibit a local agency from requiring a landlord to terminate a tenancy or fail to renew a tenancy based upon an act against a tenant or a tenant's household member that constitutes domestic violence, sexual assault, stalking, human trafficking, and abuse of an elder or dependent adult or based upon the number of calls made by a person to the emergency telephone system relating to the tenant or a member of the tenant's household being a victim of an act constituting domestic violence.
AB 1498	Campos D	Protective orders.	Current law authorizes a court to issue certain orders upon a good cause belief that harm to, or intimidation or dissuasion of, a victim or witness has occurred or is reasonably likely to occur, including a protective order enjoining a party from, among other things, molesting, attacking, threatening, sexually assaulting, harassing, contacting, or coming within a specified distance of the other party. This bill would apply these provisions cases where the defendant is charged with specified sex crimes, including rape, spousal rape, and crimes for which a person is required to register as a sex offender. Protective orders are one of the harassment prohibitions.
AB 1513	Fox D	Residential property: possession by declaration.	Palmdale and Lancaster in the County of Los Angeles or the City of Ukiah in the County of Mendocino, or an agent of the property owner, to register vacant real property with the local law enforcement agency and to execute, under penalty of perjury, a Declaration of Current Use of Residential Real Property for specified purposes or a person who commits a trespass, a single request to be made for a peace officer's assistance for a period of 6 months or less when the premises or property is closed to the public and posted as being closed. This bill would instead permit that single request to be made for a period not to exceed 12 months.
AB 1686	Medina D	Trespass.	would prohibit the smoking of tobacco in a private residence (including a rental) that is licensed as a family day care home without regard to whether the act occurs during the hours of operation of the home.
AB 1819	Hall D	Family day care home: smoking prohibition.	
AB 1932	Jones R	Appellate court decisions.	This bill would require a judgment of the appellate division in an appeal to contain a brief statement of the reasons for the judgment.
AB 2089	Quirk D	Domestic violence: protective orders.	would authorize the issuance of a protective order after notice and a hearing for the purpose of preventing acts of domestic violence, abuse, and sexual abuse and ensuring a period of separation of the persons involved. In determining whether to grant or deny a protective order, the length of time since the most recent act of abuse is not, by itself, determinative. Protective orders are one of the harassment prohibitions.
AB 2310	Ridley-Thomas D	Unlawful detainer: nuisance: unlawful weapons and ammunition.	would, until January 1, 2019, reflect provisions authorizing a city attorney in Long Beach, Los Angeles, Oakland, and Sacramento to file an action for unlawful detainer to abate a nuisance caused by illegal conduct involving unlawful weapons or ammunition as specified. The bill would require the action to be based on an arrest or warrant. The bill would require notice to be served on both tenant

AB 2370	Chau D	Court interpreters.	would require a judge, in any proceeding in which the court appoints an interpreter who does not hold an interpreter certificate for a designated language, or who is qualified to interpret using a nondesignated language but is not registered, to have stated on the record a finding that a certified or registered interpreter is not available, the name of the interpreter, and a statement that he or she would require a codify sealer who possesses the appropriate
AB 2451	Daly D	Weights and measures: water submeters.	equipment for performing tests on water submeters (meters intended for use by a landlord) to inspect, calibrate, test, and certify to the accuracy of a water submeter, upon request of the owner, user, or monitor of the water meter, if any of specified conditions exist
AB 2485	Dickinson	Unlawful detainer: nuisance: controlled substances.	provisions regarding illegally selling controlled substances, applicable only to real property situated in the City of Los Angeles, to also include real property situated in the County of Sacramento and the City of Oakland. The bill would require a court hearing an unlawful detainer action pursuant to these provisions to enter a specified order depending on whether grounds for an eviction or a
AB 2561	Bradford D	Personal agriculture: restrictions.	This bill would require a landlord to permit a tenant to participate in personal agriculture in portable containers approved by the landlord in the backyard of a 1- or 2-unit property.
AB 2565	Muratsuchi	Rental property: electric vehicle charging stations.	would, for any lease executed or extended after July 1, 2013, require a lessor to approve a written request of a lessee to install an electric vehicle charging station at a parking space allotted for the lessee in accordance with specified requirements and that complies with the lessor's approval process for modification to the property. The bill would except from its provisions specified residential
AB 2747	Judiciary Comm	Civil law: omnibus bill.	Among many other things, would confer right to possession 5ms that do not reflect changes in state and federal law regarding the survival of tenancies after foreclosures. Would also add water districts created by special statutes to rules governing steps to be taken before water can be shut off to certain rental properties
SB 827	Liu D	Local government: Los Angeles County notice	Continues an LA County program authorizing the recorder to mail a foreclosure notice of default or notice of sale to residents (including tenants) and the owner no more than 14 days after recordation.
SB 910	Pavley D	Domestic violence: restraining orders.	This bill would, for the purposes of issuing protective orders, expand the definition of domestic violence to include abuse perpetrated against a child of a party to the domestic violence proceedings or a child who is the subject of an action under the Uniform Parentage Act, as specified, or against any other person related to the defendant by consanguinity or affinity within the 2nd degree. Protective orders are one of the bases upon which a domestic
SB 1295	Block D	Trespass. requests for	violence can break a lease without penalty under current law. Same as AB 1686, above.
Landlord-Tenant: Died			
AB 1434	Yamada D	Low-income Water Rate Assistance Program	would require the Department of Community Services and Development, in collaboration with the State Board of Equalization, to develop a plan for the funding and implementation of the Low-income Water Rate Assistance Program

AB 1983	Gray D	Water meters: multiunit structures.	would authorize the owner or operator of a building containing residential units to install equipment to determine or use an economic allocation methodology to approximate the quantity of water that is provided to the tenants and used in the common areas of that building (aka RUBS). The bill would also authorize the owner or operator of a building to charge tenants separately for water and wastewater service based on usage as determined through the use of that economic allocation methodology and to require an
AB 2017	Muratsuchi	Energy: financing: rental properties.	electrical or gas corporation to develop and implement an on-bill repayment program providing financial assistance for energy efficiency improvements for rental properties by allowing for the
AB 2175	Daly D	Renter's Tax Assistance Act.	would create the Renter's Tax Assistance Act within the existing Citizens Property Tax Assistance and Postponement Law to provide for payment of assistance by the Franchise Tax Board to individuals who rent their residences and have gross household income that do not exceed \$42,588, in accordance with a schedule that reduces the amount of assistance provided as the amount of an individual's
AB 2286	Wagner R	Process servers.	current law requires a process server to register with the county clerk where he or she resides or has a principal place of business. This law would remove oversight of the registration of process servers
AB 2405	Ammiano	Ellis Act.	would require, if an owner seeks to displace a tenant from accommodations withdrawn pursuant to the Ellis Act, the plaintiff to state in the caption of the complaint that the civil action is described in a specified provision of the Ellis Act, and thus would be "masked"
AB 2508	Fox D	Unlawful detainer:	this bill would exempt specified actions for unlawful detainer provisions allowing the tenant to plead a general denial in his or her
SB 411	Wolk D	Water meters: multiunit	Same as SB 750, immediately below.
SB 750	Wolk D	Water meters: multiunit structures.	Would require water metering for all multifamily residential units built after 2017; would establish comprehensive rules for use of water submeters (operated by landlords) in all buildings with submeters.
SB 1439	Leno D	Ellis Act.	Would have required a holding period before properties in San Francisco could removed from the rental market under the Ellis Act.
Codes/Building Standards: Enacted			
AB 2282	Gatto D	Building standards: recycled water systems.	would require the Department of Housing and Community Development, in consultation with other designated entities, to conduct research to assist in the development of, and to submit for adoption by the California Building Standards Commission of, mandatory building standards for the installation of recycled water
SB 1167	Hueso D	Vector control.	current law requires a person who possesses a place that is infested with rodents to immediately proceed and continue in good faith to exterminate and destroy the rodents. Current law authorizes the State Department of Public Health, a county board of supervisors, or a governing board of a city to take specified actions, including purchasing poison, traps, and other materials, for the purpose of exterminating and destroying rodents. This bill would additionally require that person to abate specified conditions that are causing the
Codes/Building Standards: Died			

AB 1510	Nazarian D	Income taxes credit: seismic retrofits.	would allow, for taxable years beginning on or after January 1, 2019, and before January 1, 2020, a tax credit under the Personal Income Tax Law and the Corporation Tax Law in an amount equal to 30% of the qualified costs paid or incurred by a qualified taxpayer for any seismic retrofit construction on a qualified building, as defined. This bill would require a taxpayer to obtain a certification from the appropriate jurisdiction with authority for building code enforcement of the area in which the building is located, or county to require that
AB 2181	Bloom D	Building standards: seismic retrofit.	owners evaluate the earthquake hazard of soft story residential buildings and older concrete residential buildings, and would include concrete residential buildings that were constructed prior to the adoption of local building codes that ensure ductility, as specified, as potentially hazardous if an earthquake occurs. The bill would authorize a city, city and county, or county to employ seismic evaluation of older concrete residential buildings to address individual seismically hazardous buildings without regard to how the
Fair Housing: Enacted			
AB 2617	Weber D	Civil rights: waiver of rights.	Current civil rights provisions provide civil remedies for violations of their provisions. This bill would prohibit a person from requiring a waiver of the protections afforded under those provisions as a condition of entering into a contract for the provision of goods or services, including the right to file and pursue a civil action or complaint with, or otherwise notify, the Attorney General or any other public prosecutor, or law enforcement agency, the Department of Fair Employment and Housing, or any court or other governmental entity. The bill expressly provides that state laws that absolutely
Homelessness: Enacted			
AB 1733	Quirk-Silva D	Public records: fee waiver.	would require each local registrar or county recorder to issue, without a fee, a certified record of live birth to any person who can verify his or her status as a homeless person or a homeless child or youth, as defined. Would also require the DMV to issue an ID card without a fee to a person who meets the criteria for a homeless person or youth, as defined, and the local educational agency has proposed a change of placement due to an act for which a decision to recommend expulsion is at the discretion of the principal or the district superintendent of schools, require the designated local educational agency liaison for homeless children and youth to be invited to participate in the individualized education program team
AB 1806	Bloom D	Pupil services: homeless children or youth.	containing that makes a manifestation determination as specified
SB 761	DeSaulnier	School Supplies for Homeless Children Fund.	Current law authorized a nonincome tax check-off for the School Supplies for Homeless Children Fund. This bill would instead require the same moneys, upon appropriation by the Legislature, to be allocated to the State Department of Social Services for distribution to nonprofit organizations, to provide grants of school supplies and health-related products
Homelessness: Died			
AB 264	Maienschein R	CalWORKs: temporary shelter assistance.	Current law provides certain eligible families with homeless assistance, including temporary shelter assistance for a period of 16 consecutive calendar days. This bill would eliminate the requirement that the temporary assistance be provided during one period of consecutive days, and instead would limit the temporary assistance to a maximum of 16 calendar days

AB 1452	Stone D	CalWORKs: temporary homeless assistance.	Current law establishes maximum aid grant amounts to be provided under the CalWORKs program, and generally prohibits cost-of-living adjustments to those maximum aid grant amounts. This bill would increase the amount of homeless assistance to \$75 per day for families of up to 4 members, and would increase the daily maximum to \$135. The bill would require that this amount be adjusted annually to reflect cost increases in the cost of living.
AB 2001	Ammiano	Homeless youth: child welfare services.	This bill would provide that a child residing in a halfway and homeless youth shelter may be found to be within the jurisdiction of the juvenile court, if that finding is supported by other evidence of abuse.
AB 2061	Chau D	Child welfare services: families experiencing homelessness.	This bill would require the Dept. of Social Services to encourage counties participating in the demonstration project to consider use of innovative, evidence-based strategies with the optional portion of their federal Title IV-E waiver capped allocation demonstration project to achieve supportive housing, rapid rehousing, and permanent housing, as described, for families that include a child who is in foster care and who are receiving child welfare services.
AB 2591	Weber D	Homeless youth: basic needs.	This bill would create the Homeless Youth Basic Material Needs Assistance Program.

Homeownership: Enacted

AB 968	Gordon D	Common interest developments: replacement and repairs.	This bill would provide that, unless otherwise provided in the declaration, the owner of each separate interest is responsible for repairing, and replacing the separate interest (basically the inside of a unit), and the association is responsible for repairing and replacing the exclusive use common area (e.g., patios, balconies, garages). Those responsibilities are undefined in current law. Resident groups argue that the bill results in unfair shifting of liability to homeowners, and would prohibit a lender from making a reverse mortgage application or assessing any fees until 7 days from the date of loan counseling, as specified. The bill would delete the requirement that the lender provide a written checklist and would, instead, prohibit a lender from taking a reverse mortgage application unless the applicant has current law prohibits a person who negotiates or arranges mortgage loan modification or other form of mortgage loan forbearance for a fee or other compensation from, among other things, demanding or receiving any compensation until every service that the person contracted to perform or represented that he or she would perform is accomplished. This bill would require the assessment of civil penalties for a violation of these provisions and would authorize this bill would require the resolution of a dispute under an association's procedure for resolving disputes between an association and a member to be in writing and signed by both parties. The bill would authorize a member and an association to be written, on and after July 1, 2015, and on or after July 1, 2015, require a lender, upon receipt of a specified written request from a borrower and a specified payment, to close a borrower's equity line of credit, as defined, and to release or reconvey the property secured by the equity line of credit, as specified. The bill would prescribe the contents of the written request.
AB 1700	Medina D	Reverse mortgages: notifications.	
AB 1730	Wagner R	Mortgage loan modification.	
AB 1738	Chau D	Common interest developments: dispute resolution.	
AB 1770	Dababneh	Real property liens: equity lines of credit: suspend and close.	

SB 1050	Monning D	Notaries public: verification of identity: notice.	Current law authorizes a notary public to execute a certificate of acknowledgment or proof of execution of an instrument, or a jurat attached to a sworn affidavit. Current law requires a certificate of acknowledgment, proof of execution, and jurat to be in a specified form. This bill would require a legible notice to be included in those documents in an enclosed box, as specified, stating that the acknowledgment, proof of execution, or jurat verifies only the identity of the individual who signed the document to which the acknowledgment, proof of execution, or jurat is attached, and not the
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Housing Programs - Local: Enacted

AB 1760	Chau D	Property taxation: welfare exemption: rental housing and related facilities: payment in lieu of taxes	would, on or after January 1, 2015, prohibit a local government from entering into a payment in lieu of taxes (PILOT) agreement with a property owner of a low-income housing project, and would make any PILOT agreement entered into in violation of this provision void and unenforceable. The bill would establish a conclusive presumption that any payments made under a PILOT agreement entered into before January 1, 2015, comply with the certification requirement described above and were or are used to maintain the affordability of, or reduce rents on, the units for the units or
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SB 1203	Jackson D	Property taxation: welfare exemption: rental housing and related facilities: payment in lieu of taxes	Current property tax law establishes a partial welfare exemption for property used exclusively for rental housing and related facilities that are owned and operated by either of any certain types of nonprofit entities or veterans' organizations that meet specified exemption requirements, if either of certain qualifying criteria are met. This bill would define "related facilities" for purpose of the exemption. This bill would provide that the partial exemption be equal to that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the
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Housing Programs - State: Enacted

AB 523	Ammiano	Department of Housing and Community Development: loans.	would authorize the Department of Housing and Community Development to reduce the interest rate on any loan issued by the department to a rental housing development to as low as 0.42% per annum, or a rate determined by the department that is sufficient to cover the costs of project monitoring, as specified, if the department meets specified requirements.
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AB 2161	Chau D	Affordable housing.	Current law authorizes the Department of Housing and Community Development to approve an extension of a department loan, the subordination of a department loan to new debt, or an investment of tax credit equity under specified rental housing finance programs, subject to specified conditions. This bill would include within these provisions the reinstatement of a qualifying unpaid matured loan as
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SB 862	Budget Comm	Greenhouse gases:	Budget bill for greenhouse gas cap-and-trade proceeds. Housing Update 81 for details.
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Housing Programs - State: Died

AB 1399	Medina D	California New Markets Tax Credit.	would allow a credit under the Personal Income Tax Law and the Corporation Tax Law, and a credit against the tax imposed on an insurer, in modified conformity with a federal New Markets Tax Credit, for taxable years beginning on or after January 1, 2015, and before January 1, 2027, in a specified amount for investments in low-income communities.
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AB 1970	Gordon D	Community Investment and Innovation Program.	would create the Community Investment and Innovation Program and would require moneys to be available from the Greenhouse Gas Reduction Fund, upon appropriation by the Legislature, for purposes of awarding grants and other financial assistance to eligible applicants, as defined, who submit plans to develop and implement integrated community-level greenhouse gas emissions reduction projects in their region. The bill would require the Strategic Growth Council in consultation with the state board of education to make
SB 391	DeSaulnier	California Homes and Jobs Act.	legislative findings relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 for recording instruments in counties that create, not including
SB 1122	Pavley D	Sustainable communities: Strategic Growth Council.	Fund to be allocated for the purpose of reducing greenhouse gas emissions in this state through specified investments, including funding to reduce greenhouse gas emissions through strategic planning and development of sustainable infrastructure projects. This bill would additionally authorize the council to manage and award financial assistance for the purpose of supporting the implementation of sustainable communities strategies or alternative planning strategies, to be funded from moneys from the Greenhouse Gas Reduction Fund, upon appropriation by the Legislature. The bill would
SB 1178	Correa D	Developmental disabilities: housing.	establish the California Developmental Disabilities Community Support Housing Fund, to be administered by the Department of Housing and Community Development. The bill would require specified moneys to be paid into the fund, including, among others, moneys saved from transitioning individuals with developmental disabilities from an institution to housing in the community.

Land Use: Enacted

AB 569	Chau D	Maps for limited-equity co-ops.	Current law exempts a limited-equity housing cooperative or a workforce housing cooperative trust from provisions of existing law governing subdivided land transactions that are applicable to stock cooperatives if the limited-equity housing cooperative or workforce housing cooperative trust complies with specified conditions. This bill would revise the conditions for the exemption to, among other things, require that each party that executes a regulatory agreement with the
AB 1537	Levine D	General plan housing elements.	would exempt in any county the requirements to seek approval for affordable housing densities lower than those provided in the "Mullin Density"
AB 1690	Gordon D	Local planning: housing elements.	would authorize a city or county to accommodate the very low and low-income housing need on sites designated for mixed uses if those sites allow 100% residential use and require that residential use
AB 2135	Ting D	Surplus land: affordable housing.	would require an entity proposing to use surplus and not developing low- and moderate-income housing to agree to make available not less than 25% of the total number of units developed on the parcels at affordable housing cost or affordable rent for a period of at least 55 years to lower-income households, as those terms are defined in existing law. This bill would require a local agency to give first priority in disposing of the surplus land to an entity that agrees to these

AB 2222	Nazarian D	Housing density bonus.	Current law relating to the development of low income housing units requires continued affordability for 30 years or longer, as specified, of all very low and low-income units that qualified an applicant for a density bonus. This bill would provide that a density bonus is not allowed where a project results in a net loss of affordable units. This bill would also require continued affordability for 55 years or longer, as specified, of all very low and low-income rental units that qualified an applicant for a density bonus. This bill would also include very low
SB 674	Corbett D	California Environmental Quality Act: exemption: residential infill projects	CLQA rules - residential - to include a use consisting of residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 15% of the total floor area of the project. This bill would instead exempt as "residential" a use consisting of residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 25% of the total building coverage
Mobilehomes: Enacted			
AB 225	Chau D	Mobilehomes: loans.	would change the name of the Mobilehome Park Purchase Fund to the Mobilehome Park Rehabilitation and Purchase Fund. The bill would require the Department of Housing and Community Development to consider specified criteria in determining eligibility for, and the amount of, loans made from the fund to nonprofit housing agencies or local public entities to acquire a mobilehome
AB 2231	Gordon D	State Controller: property tax	Would restore The Senior Citizens and Disabled Citizens Property Tax Postponement Law, but not for mobilehome owners.
Mobilehomes: Died			
AB 2026	Stone D	Mobilehome parks: sales.	would require a purchaser of a mobilehome to be presumed to have the financial ability to pay the rent and charges of the park if he or she has been approved for a loan to purchase the mobilehome that the purchaser intends to occupy, or if the purchaser has not been approved for a loan, based upon consideration of all information provided by the purchaser regarding his or her assets and ability to generate income demonstrating sufficient monthly income that meets or exceeds the income guidelines to publish a notice of
AB 2587	Hernández	Mobilehome parks: rent control.	preparation of and prepare a regional mobilehome park rent survey. Within 12 months following the approval of the survey, the bill would authorize the legislative body to limit the base rent amount for a mobilehome rental agreement meeting certain conditions
Redevelopment & Successor Agencies: Enacted			
AB 471	Atkins D	Successor agencies to redevelopment agencies	Allows infrastructure financing districts (IFDs) to include portions of former redevelopment project areas and amends several statutes governing the dissolution of redevelopment agencies.
AB 1793	Chau D	Redevelopment housing successor: report.	This bill would require that posted information on a successor agency's website include an inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants restricting occupancy to various income levels, and the agency's processes for monitoring
AB 1963	Atkins D	Redevelopment t.	Would extend until 2016 the deadline for the Dept. of Finance to review long-range property management plans.
Redevelopment & Successor Agencies: Died			

AB 1582	Mullin D	Redevelopment: successor agencies: postcompliance provisions: loans.	After the successor agency receives a finding of completion, upon application by the successor agency and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created the redevelopment agency are deemed to be enforceable obligations, provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.
AB 2493	Bloom D	Housing projects: bond proceeds.	This bill would authorize a successor housing entity to designate the use of, and commit, proceeds from indebtedness that was issued for affordable housing purposes prior to June 28, 2011, and would require the proceeds from bonds issued between January 1, 2011, and June 28, 2011.
SB 1129	Steinberg	Redevelopment: successor agencies.	Would make various changes to laws governing successor agencies, including allowing use of bond proceeds as in AB 2493, above.
Rural/Farmworker: Enacted			
SB 103/ 104	Budget Comm	Budget Act of 2013.	Makes \$10 million in federal funds available through HCD for rental and utility assistance for households affected by the drought.
Tax Increment & IFDs: Enacted			
AB 229	John A. Pérez D	Local government: infrastructure infrastructure.	Would authorize the creation by a city or county of an infrastructure and revitalization financing district and the issuance of debt with 2/3 voter approval. The bill is patterned on current Infrastructure Finance
SB 614	Wolk D	Unincorporated areas.	Would allow local agencies to use tax increment financing to fund infrastructure improvements in disadvantaged unincorporated communities.
SB 628	Beall D	Enhanced infrastructure financing districts.	The Governor's proposal to re-establish local government authority to use tax increment financing for development. It does not contain any production or funding requirements for housing, and the relocation and replacement requirements have drafting issues.
Tax Increment & IFDs: Died			
AB 2280	Alejo D	Community Revitalization and Investment Authorities.	Would authorize local agencies to form a community revitalization authorities. Unlike other bills reaching the Governor, this bill contains robust redevelopment-type housing provisions such as a production requirement, monitoring, and a set-aside of funds for housing
SB 1	Steinberg	Sustainable Communities Investment Authority.	Would authorize certain public entities or a Sustainable Communities Investment Area to form a Sustainable Communities Investment Authority to finance SB 375 projects. Unlike most of the bills before the Governor, this bill contains robust redevelopment-type housing provisions such as a production requirement, monitoring, and a set-aside of funds for housing requirements for new districts using tax
SB 133	DeSaulnier	Redevelopment.	increment financing, if the new districts are by their terms subject to redevelopment-type requirements. AB 2280 is the only bill before the Governor that would impose housing requirements, based on
SB 1260	DeSaulnier	Local government: affordable housing.	requirements in redevelopment law, for all districts utilizing tax increment financing.