



Government Affairs Action for the week of August 23, 2020

by David Stark, Public Affairs Director, Bay East Association of REALTORS®

California Legislature Busy with Housing Bills

More than a dozen new laws which directly impact housing are making their way through the State Capitol right now.

This week, the California Association of REALTORS® reported both good and worrying news about a variety of pending legislation. The following bills that benefit home owners and help create housing opportunities, are either waiting for Senate approval or have just been approved by the Senate:

- **Better PACE Disclosures:** AB 1551 (Arambula) will mandate a paper copy of the PACE disclosure be given to potential customers and prohibits prepayment penalties.
- **ADU Financing:** AB 69 (Ting) will provide financing for homeowners to build Accessory Dwelling Units (ADUs).
- **In-Fill Housing:** AB 831 (Grayson) makes it easier for in-fill housing projects to use the streamlined approval process established by SB 35.
- **Density Bonus:** AB 2345 (Gonzalez) provides a home builder certain incentives if they make a percentage of the homes affordable to very low-income households. SB 1085 (Skinner) closes a loophole in current Density Bonus law and eliminates one of the fees imposed on affordable housing units in density bonus projects.
- **Senior Citizen Predatory Lending:** AB 2471 (Maienschein) expands the time a senior citizen has to cancel certain home improvement contracts from three days to five days which allows them to more time to evaluate their options.
- **Fire Insurance:** AB 2756 (Limon) is one of several bills related to homeowner insurance. This bill ensures homeowners have knowledge of whether their homeowner's policies include fire coverage.
- **Big-Box Retail Re-purpose:** SB 1299 (Portantino) provides grants to local governments to incentivize rezoning empty big box retail stores and vacant commercial shopping centers to allow the development of workforce housing.

C.A.R. is also actively opposing bills which negatively impact transactions and rental property ownership and management including:

- **Tenant First Right of Refusal:** SB 1079 (Skinner) grants tenants and not-for-profit buyers the first right of refusal to purchase a foreclosed property. C.A.R. opposes this bill because it causes delays and uncertainty in foreclosure transactions process.
- **Back-Rent Collection:** AB 1436 (Chiu) prohibits a rental property owner from evicting a tenant for COVID-19 back rent accrued before April 1, 2021 and prohibits them from pursuing a civil action to recover COVID-19 back rent until April 1, 2022.

If you have any questions or any government-related real estate issues you want Bay East to research, please contact Bay East [staff](#).
