

# C.A.R. LEGISLATIVE PROGRAM 2026



## **C.A.R.-SPONSORED BILLS**

### **AB 1850 (Irwin) Wholesaling Licensing**

AB 1850 requires individuals engaged in real estate wholesaling in California to be licensed by the Department of Real Estate. Wholesalers routinely perform activities that mirror traditional brokerage activities. They solicit property owners, negotiate purchase agreements, market contractual interests for profit, and facilitate the transfer of residential property interests, all while operating outside the state's licensing and consumer protection framework. Because wholesaling is not expressly addressed under current law, ambiguity exists and consumers are left without the safeguards that apply to licensed professionals. This gap has created opportunities for abuse, particularly targeting vulnerable or distressed homeowners, and has enabled misleading marketing practices and transaction structures designed to avoid accountability. AB 1850 addresses these issues by bringing wholesaling activity within the Department of Real Estate's licensing authority, ensuring that those who arrange and profit from real property transactions are subject to consistent professional standards and oversight.

Position: Sponsor

#### **STATUS**

### **AB 2553 (Petrie-Norris) Real Estate Fraud: Convictions**

This bill would allow a court of law to impose up to a 5-year probationary term for misdemeanor and felony convictions related to real estate fraud. Current law caps probationary periods for these types of offenses to 1 to 3 years depending on whether the crime was a misdemeanor or felony offense. The actual probationary period would be left to the discretion of the judge. This change in law is intended to allow for a longer period of court supervision over restitution payments that are often due to victims in such cases. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Sponsor

#### **STATUS**

### **SB 410 (Grayson) Balcony Inspection Report Availability**

C.A.R. is sponsoring SB 410 (Grayson) to require homeowner's associations (HOAs) to provide sellers a copy of balcony inspection reports in the suite of documents HOAs are required to provide to sellers, upon request, in connection with the sale of a real property located within an HOA. C.A.R. also amended the bill to establish a cover sheet with general information about the inspection.

Position: Sponsor

#### **STATUS**

### **SB 448 (Umberg) Trespassing: Removal of Trespassers**

C.A.R. co-sponsored SB 448, which sought to create a clear and streamlined process for property owners and law enforcement to remove persons who are unlawfully occupying residential real property. The bill properly balanced the rights of housing providers with those of lawful tenants.

Position: Co-Sponsor

#### **STATUS**

### **SB 1238 (Wahab) Homeowners Associations: Standard of Care, Use of Reserve Funds and Financial Transparency**

SB 1238 establishes a clear standard of care for HOA managers and management companies, requiring them to act in the best interests of homeowners and HOA boards, while improving transparency and accountability in HOA operations. The bill prohibits the misuse of reserve funds for legal defenses unrelated to property maintenance, ensuring funds are used for their intended purpose. It also requires standardized financial and property condition disclosures to improve access to mortgage financing and help homeowners, buyers and lenders better assess the health of HOA communities.

Position: Sponsor

## STATUS

### **SB 1320 (Archuleta) Residential UCC Liens**

SB 1320 will eliminate the ability of entities to file UCC fixture filings against owner occupied residential real property in California. UCC fixture filings were designed for commercial transactions, particularly to protect secured interests in tenant-installed improvements under commercial leases. In the residential context, these filings create significant problems. They cloud title, complicate escrows, and delay both voluntary sales and foreclosure proceedings. Title companies and lenders routinely flag fixture filings as defects that must be resolved before a transaction can close, even when the underlying obligation has nothing to do with the real property itself. The result is unnecessary friction in the housing market and delayed property turnover. SB 1320 will restore clarity by prohibiting fixture filings on one-to-four-unit owner-occupied residential property, ensuring that residential title records reflect only true real property interests.

Position: Sponsor

## STATUS

## ENVIRONMENTAL SUSTAINABILITY

### **AB 39 (Zbur) Local Electrification Planning Act**

AB 39 would establish the Local Electrification Planning Act which would require local governments to integrate electrification policies and implementation measures into their general plans, no later than January 1, 2030. C.A.R. secured amendments to the bill that would prioritize subsidies and other incentives for homeowners, rather than costly retrofits which moved us to a support position. However, recently the bill was amended to allow local governments to only 'consider' incentivizing and subsidizing households which removed our support position.

Position: Not Favor

## STATUS

### **AB 52 (Aguiar-Curry) California Environmental Quality Act: Native American Resources**

Current law allows homebuilders to start construction projects once the specified consultation period with native American tribes has ended. This bill would expand the California Environmental Quality Act (CEQA) to allow Native American Tribes to extend the tribal consultation period indefinitely, even after a project has been approved and construction has already started. C.A.R. opposed SB 52, along with a large coalition of development focused organizations, because it effectively grants native American tribes veto power over any future development projects within California.

Position: Oppose

## STATUS

### **AB 66 (Tangipa) California Environmental Quality Act Exemption: Egress Routes and Fire Safety**

AB 66 would exempt emergency preparedness projects, which assist in getting residents out of harm's way during natural disasters, such as wildfires, from the California Environmental Quality Act (CEQA). C.A.R. supports this exemption that improves public safety while not creating significant adverse environmental effects.

Position: Support

## STATUS

### **AB 295 (Macedo) California Environmental Quality Act: Water Storage, Conveyance, and Groundwater Recharge Projects**

AB 295 would allow certain types of water storage projects to advance forward with a streamlined California Environmental Quality Act (CEQA) approval process. Under current law, the Governor is allowed, under specified conditions, to authorize a lead agency to prepare a record of the proceedings in lieu of a full CEQA review. This bill would allow projects that address drought preparedness, provide water storage, conveyances, and groundwater recharge benefits to be included in the same type of expedited CEQA review.

Position: Support

### **STATUS**

#### **AB 300 (Lackey) Fire Hazard Severity Zones: State Fire Marshall**

Current law requires the State Fire Marshall to periodically review and designate areas that are in fire hazard severity zones as either moderate, high, or very high in state responsibility areas. C.A.R. supports AB 300 which seeks to instead require the State Fire Marshall to review and classify those zones every 8 years. This will offer more relevance and certainty for property owners who rely on California's fire hazard severity zone maps, which are included in the reports encompassed within the Natural Hazard Disclosure that is provided in connection with a real estate transaction.

Position: Support

### **STATUS**

#### **AB 303 (Addis) Battery Energy Storage Facilities**

AB 303 seeks to restore local control over the placement and permitting of battery energy storage systems (BESS) and establishes a 3,200-foot setback for those systems from sensitive areas such schools, homes, hospitals, agricultural land, and environmentally sensitive areas. Such facilities increase fire and other risks to property.

Position: Support

### **STATUS**

#### **AB 434 (DeMaio) Battery Energy Storage Facilities**

AB 434 seeks to prohibit the State California Energy Commission and any other state agency from certifying battery energy storage facilities until 2028. This bill would also require the State Fire Marshall to adopt guidelines and minimum standards for the construction of battery energy storage facilities to ensure the protection of nearby communities from any fire hazards posed by the facility. AB 434 seeks to ensure local input in the placement of new battery storage facilities within communities (see also, AB 303).

Position: Support

### **STATUS**

#### **AB 514 (Petrie-Norris) Emergency Water Supplies**

Under this bill, water suppliers in California would be encouraged to develop a supply of emergency water to support communities during times of drought or unplanned supply interruptions.

Position: Support

### **STATUS**

#### **AB 852 (Wallis) Air Pollution: Water Heaters and Furnaces**

This bill would offer homeowners, in regional air quality districts that have adopted bans or restrictions on the sale or use of a gas-fired appliance, to be exempt from these standards if they utilize a propane conversion kit when installing the appliance.

Position: Favor

### **STATUS**

#### **AB 942 (Calderon) Net Energy Metering: Customer Generated Tariffs**

As introduced, would have replaced existing solar NEM contracts with significantly less favorable tariffs when homes are sold. C.A.R. strongly opposed AB 942 because it unfairly targeted those households that invested heavily in solar and relied on the representations from solar contractors that solar would enhance the value of their property when they sold it. C.A.R., along with a coalition, actively lobbied this bill to stop this provision from being instituted. Once the provisions that C.A.R. had lobbied against were removed from the bill C.A.R. moved to a Watch.

Position: Watch

### **STATUS**

### **AB 946 (Bryan) Natural Resources: Equitable Outdoor Access: 30x30 Goal: Urban Nature-Based Projects**

At the end of January, 2026, AB 946 was gut and amended into a bill to support the 30x30 goal set by Governor Newsom in his 2020 Executive Order, to conserve at least 30% of California and coastal waters by 2030. C.A.R. opposes AB 946 which includes anti-growth language to limit the development and re-development of open space unless related to green space.

Position: Oppose

#### **STATUS**

### **AB 986 (Muratsuchi) State of Emergency and Local Emergency: Landslides**

Current law allows the Governor, a county, and/or a city to proclaim a state of emergency under statutorily defined conditions, including air pollution, fires, floods, and storms. SB 986 would explicitly recognize 'landslides' as one of specific conditions needed to declare an emergency in California.

Position: Support

#### **STATUS**

### **AB 1143 (Bennett) State Fire Marshall: Home Hardening Certification**

AB 1143 requires the State Fire Marshal, through the existing Wildfire Mitigation Advisory Committee, to develop a statewide home hardening certification program.

Position: Watch

#### **STATUS**

### **AB 1413 (Papan) Sustainable Groundwater Management Act: Groundwater Adjudication**

This legislation binds courts to accept the water availability determined by groundwater sustainability agencies, without considering the best and most recent scientific data and analyses. C.A.R. opposed this bill because it removes the current authority of court decisions to ensure that groundwater sustainability plans (GSPs) and those who are governed by them have a fair adjudication process.

Position: Oppose, Unless Amended

#### **STATUS**

### **AB 1455 (Bryan) State Board of Forestry and Fire Protection: Defensible Space**

This bill would require the Board of Forestry and Fire Protection to adopt and implement emergency regulations pertaining to defensible space requirements for homes located in state responsibility areas or very high fire hazard zones. C.A.R. is trying to secure amendments to allow local jurisdictions to give homeowners additional time for compliance with law in case of a violation.

Position: Not Favor

#### **STATUS**

### **AB 1593 (Dixon) State Agencies: Revenue: Report**

C.A.R. supports AB 1593 which would require state agencies that impose monetary charges (fees, fines, penalties, assessments, license fees, etc.) to report the revenue generated from those charges on their agency website on an annual basis, starting January 1, 2028.

Position: Support

#### **STATUS**

### **AB 1621 (Wilson) Post Entitlement Permits**

C.A.R. supports AB 1621 which seeks to expedite the post-entitlement process by prohibiting a local or state agency from requiring or requesting more than 2 plan check reviews unless they provide written findings based on substantial evidence that an additional review is necessary to address adverse impacts to health and safety.

Position: Support

## STATUS

### **AB 1663 (Wallis) Western Joshua Tree Conservation Act: Single-Family Residence: Exemption**

C.A.R. supports AB 1663 which would eliminate the permit requirement necessary to remove a western Joshua tree from around single-family homes or those parcels being developed into a single-family home if the real property has been continuously owned by the same person since July 10, 2023. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Support

## STATUS

### **AB 1699 (Rogers) Good Fire Act: Prescribed Fire Liability Pilot Program**

AB 1699 would establish the Good Fire Act, a pilot program to increase the pace and scale of prescribed burns, which seeks to expand training and coordination with tribal governments and increase the number of professionals trained to supervise prescribed burns through the State Fire Marshal.

Position: Favor

## STATUS

### **AB 1774 (Boerner) Electrical Corporations: Wildfire Mitigation Plans**

Current law requires electrical corporations to submit a wildfire mitigation plan every 4 years to the California Public Utilities Commission (CPUC). AB 1774 would require an audit of each utility's compliance with its previous mitigation plan, including how monies from base rates were applied to infrastructure improvement and fire mitigation efforts, before the CPUC could approve an updated plan.

Position: Watch

## STATUS

### **AB 1777 (Garcia) Air Pollution: Indirect Sources**

The Federal Clean Air Act divides regulatory responsibility for air emissions, with the Federal Environmental Protection Agency setting mobile source emission standards (vehicles, ships, trains), and the California Air Resources Board (CARB) regulating stationary sources of emissions. AB 1777 would grant CARB broad new authority to regulate non-stationary sources of emissions through Indirect Source Review (ISR) of facilities that attract or produce emission creating vehicles but who themselves do not emit pollutants. C.A.R. has joined a large coalition in opposition of this bill.

Position: Oppose

## STATUS

### **AB 1808 (Carrillo) Western Joshua Tree Conservation Act: Industrial Projects and Commercial Projects: Single-Family Residences: Public Works Projects**

C.A.R. supports AB 1808 which seeks to eliminate permitting fees associated with the removal or trimming of western Joshua trees within 30 feet of an existing single-family home or 15 feet of a construction footprint for roads, homes, condos and ADUs. The bill also requires the local permitting agency to determine within 60 days of receipt of the permit request whether it will be granted or denied. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Support

## STATUS

### **AB 1881 (Ramos) California Indian Freedom Act of 2026**

Last year, C.A.R. opposed AB 52 by Assemblywoman Aguiar-Curry, along with a large coalition of development focused organizations, because it effectively granted native American tribes veto power over any future development projects within California. C.A.R. opposes AB 1881, a re-introduction of AB 52, which seeks to expand the California

Environmental Quality Act (CEQA) to allow Native American Tribes to extend the tribal consultation period indefinitely, even after a project has been approved and construction has already started.

Position: Oppose

**STATUS**

### **AB 1891 (Connolly) Forestry: Beneficial Fire Capacity Program**

AB 1891 would redirect 10% (approximately \$20 million) of the funds Cal Fire receives from the Green House Gas Reduction Fund to establish the Beneficial Fire Capacity Program, to support collaborative efforts, training and grants to maximize the benefits of prescribed burns in the state's overall wildfire prevention efforts.

Position: Watch

**STATUS**

### **AB 1960 (Bennett) Wildfire Prevention Grants: Identified Cohesive Fire Communities**

AB 1960 authorizes a group of property owners in neighborhoods where 50% of homes have been certified by a State Fire Marshal home hardening program to be an identified cohesive fire community. Beginning with the 2028-29 state budget, AB 1960 would require 20% of funds appropriated for the Wildfire Prevention Grants Program be reserved for cohesive fire communities to conduct fuel reduction, wildfire prevention planning, and wildfire prevention education, among other things. C.A.R. will support AB 1960 if amended to ensure that nonprofits, like C.A.R. CARES are also eligible to facilitate homeowner focused fuel reduction grants in the Wildfire Prevention Grants Program.

Position: Support if Amended

**STATUS**

### **AB 1971 (Bennett) Property Tax: Exclusion from Reassessment: Home Hardening Retrofitting Improvements**

AB 1971 would exclude home hardening retrofits up to an aggregate value of \$100,000, from the definition of new construction to incentivize homeowners to make these types of improvements.

Position: Favor

**STATUS**

### **AB 1995 (Patel) State Fire Marshal: Lithium Battery Working Group: Membership: Funding**

AB 1995 would require the State Fire Marshal to convene a lithium battery working group to develop recommendations to address the safety issues associated with lithium batteries and associated charging infrastructure installed or used with residential or commercial property that are not already addressed by the 2025 California Building Standards Code by January 1, 2028. C.A.R. will support AB 1995 if amended to include homeowners and REALTORS in the list of stakeholders included in the working group.

Position: Support if Amended

**STATUS**

### **AB 2037 (Patterson) Wildfire Mitigation Aging and Disability Grant Program**

C.A.R. supports AB 2037 which would appropriate \$1 million from the state's general fund to a pilot program in El Dorado County that awards grants to seniors and disabled individuals seeking to mitigate fire risk on their property on or before January 1, 2030.

Position: Support

**STATUS**

### **AB 2057 (DeMaio) Natural Gas: Appliances**

C.A.R. supports AB 2057, which seeks to ensure that property owners retain the right to choose their own appliances based on their own circumstances rather than face mandates that impose significant and unnecessary renovation costs, which are most burdensome for families of moderate and fixed incomes.

Position: Support

## STATUS

### **AB 2410 (Ellis) Wildfire Safety: Fuels Reduction Projects: CEQA**

AB 2410 would exempt from the CEQA review process, critical fuel reduction projects, located in communities in either high fire threat districts or very high fire hazard severity zones, through January 1, 2030. The bill also exempts these same projects from permitting requirements under the California Coastal Commission. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Support

## STATUS

### **AB 2513 (Petrie-Norris) Wildfire: Regional Forest and Fire Capacity Program**

This bill allows the California Department of Conservation, California Department of Forestry and Fire Protection, and the Wildlife Conservation Board to directly award regional grants for large-scale wildfire prevention, forest health, ecosystem restoration, and community resilience projects. It also expands eligible wildfire prevention activities by allowing additional vegetation modification and ignition prevention work, including efforts along roads and driveways to reduce wildfire ignition risks. C.A.R. is requesting that references to eligible nonprofit organizations, regional entities, or coordinating organizations include nonprofit organizations that directly distribute financial assistance or provide program administration services to homeowners. With this amendment, C.A.R. would be pleased to support AB 2513. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Support if Amended

## STATUS

### **AB 2517 (Calderon) Fire Safety: Fire Hazard Severity Zones**

Existing law requires the State Fire Marshal to periodically identify and update moderate, high and very high fire hazard severity zones. C.A.R. supports AB 2517 which would establish a public engagement process when the State Fire Marshal updates the state fire hazard severity zone maps, while also requiring the maps to be updated every five years starting in 2030.

Position: Support

## STATUS

### **AB 2552 (Avila Farias) CEQA: Transportation Impact Mitigation**

Last year, AB 130 (Gabriel, Statutes of 2025) established a new Transit-Oriented Development Implementation Fund (fund) within the Department of Housing and Community Development (HCD) to provide grant funds to affordable housing developers through the imposition of a fee on new housing development. Sponsored by the California Building Industry Association, AB 2552 seeks to ensure that a contribution to HCD's fund, constitutes full and complete mitigation for the transportation-related environmental impacts of the project. C.A.R. supports AB 2552 which addresses uncertainty in existing law that could lead to additional litigation for those working in good faith to mitigate vehicle mileage impacts fees.

Position: Support

## STATUS

### **AB 2569 (Hart) CEQA: Natural Hazards and Adverse Environmental Conditions**

AB 2569 would expand CEQA's scope for projects located in areas with potential natural hazards or other adverse conditions by requiring Environmental Impact Reports to analyze its potential impacts on people. C.A.R. opposes AB 2569, along with other organizations, because the bill's redefined and subjective terms would increase litigation risk. These changes could also create delays and uncertainty for Environmental Impact Reports and for determining negative or mitigated negative impacts on new development, including housing and infill projects. This bill failed passage during the assembly appropriations suspense file hearing and will not be moving forward.

Position: Oppose

## STATUS

### **SB 31 (McNerney) Water Quality: Recycled Water**

As introduced, SB 31 would, among other things, require all residential communities irrigated by homeowners' associations to only use recycled water if it is available. Although some sections of the bill make reasonable changes to the law to encourage the use of recycled water, potentially costly retrofits to homeowners are a concern. C.A.R. obtained amendments to the bill to remove the mandatory use of recycled water where it would have required significant new expenditures by the HOA.

Position: Watch

## STATUS

### **SB 131 Senate Committee on Budget and Fiscal Review**

This budget trailer bill, among other things, seeks to reduce wildfire risk for projects located within one-half mile of a subdivision of 30 or more residential units. As amended, Section 11 creates a streamlined process in CEQA for defensible space clearance to remove trees and vegetation less than 12 inches in diameter within 100 feet of the roadway for subdivisions of 30 or more residential units or 200 feet of a structure in a high or very high wildfire hazard zone or to provide a fuel break to clear flammable vegetation. C.A.R. supports policies providing homeowners with the tools necessary to meet the defensible space standards set by the Department of Forestry and Fire Protection and the State Fire Marshall. Furthermore, eliminating regulatory barriers is vital for homeowners and home developers seeking to reduce their fire risk. Like AB 130, SB 131 also establishes a new vehicle miles travelled (VMT) mitigation bank that could have the consequence of significantly increasing building costs. C.A.R. is working to amend the VMT provisions of the bill that would add to the cost of housing.

Position: Oppose Section 24

## STATUS

### **SB 232 (Seyarto) California Environmental Quality Act: Modeling Lock**

This bill will study the impacts of freezing California Environmental Quality Act (CEQA) regulations to the time that the project was submitted. SB 232 seeks to create a report that looks in-depth at the effects of establishing a reasonable review period, in which a development could proceed with the CEQA process regardless of the ever-changing modeling and analyses that emerge after the Notice of Preparation is submitted.

Position: Favor

## STATUS

### **SB 282 (Wiener) Residential Heat Pump Systems: Water Heaters and HVAC Installations**

SB 282 (Wiener) would establish a statewide self-certification program for licensed contractors of residential heat pump water heaters and heat pump HVAC systems, in addition to creating a checklist for local jurisdictions to utilize for ensuring the installation of heat pump water heaters and HVAC systems is compliant with the California Building Standards Code (Title 24 of the California Code of Regulations). Among other provisions, this bill also would prohibit local jurisdictions from creating additional standards that would inhibit the installation of heat pump equipment.

Position: Watch

## STATUS

### **SB 328 (Grayson) Hazardous Waste Generator Permits: Housing Development Projects**

SB 328 (Grayson) would streamline the permitting process by capping fees within the Department of Toxic Substances Control (DTSC) for infill and master development projects.

Position: Favor

## STATUS

### **SB 474 (Niello) State Air Resources Board: Revocation of Regulatory Authority**

Under this bill, the State Air Resources Board would no longer have the authority to make, change, or repeal regulations and instead would become an advisory only board.

Position: Favor

### **STATUS**

#### **SB 601 (Allen) Water: Waste Discharge**

SB 601 seeks to expand water quality permitting requirements mandating that parcels over an acre to obtain a permit from the State Water Resources Control Board prior to beginning project construction. The bill also expands the existing definition of 'nexus waters' to include most all bodies of water effectively reversing a 2023 US Supreme Court decision, known as Sackett, which narrowed the definition of federal wetlands. Finally, SB 601 would allow public prosecutors to sue anyone violating the water quality standards established by the bill, posing serious risks to housing development. C.A.R. opposes the bill due to the increase in to housing development barriers.

Position: Oppose

### **STATUS**

#### **SB 607 (Wiener) California Environmental Quality Act: Categorical Exemptions for Infill Projects**

SB 607 grants project streamlining to 100% deed restricted 'priority' housing developments. C.A.R. would support SB 607 if amended to include streamlined entry level market rate, ownership housing development. Note: see budget bills AB 130.

Position: Support if Amended

### **STATUS**

#### **SB 629 (Durazo) Wildfires Fire Hazard Severity Zones: Defensible Space, Vegetation Management, and Fuel Modification Enforcement**

This bill expands the criteria for fire hazard severity zones to include certain areas located within a fire's burn zone. The bill would require the State Fire Marshall to include urban conflagrations risks. The bill would also require local and state agencies to conduct annual defensible space and vegetation management inspections on properties located in State Responsibility Areas, very-high fire hazard severity zones and post-wildfire burn areas.

Position: Watch

### **STATUS**

#### **SB 676 (Limon) California Environmental Quality Act: Judicial Streamlining in Areas Declared State of Emergency for Fires**

SB 676 seeks to establish judicial streamlining for any legal challenges to rebuild under the California Environmental Quality Act (CEQA) for any area that was declared a state of emergency due to the wildfires on or after January 1, 2025.

Position: Support

### **STATUS**

#### **SB 815 (Allen) Very High Fire Hazard Severity Zones**

This bill would require the Governor's Office of Land Use and Climate Innovation to publish wildfire prevention and preparedness strategies (i.e., model ordinances on fire hardening retrofits for residential structures) for local governments to enact within the safety element of their general plans, if the locality is located in very high fire hazard area. SB 815, as currently drafted, would have opened the door to the state mandating home hardening retrofits during the home purchase process. C.A.R. will oppose SB 815 unless it is amended to ensure that the Governor's Office of Land Use and Climate Innovation is prohibited from requiring home hardening retrofits as a condition when a property's ownership transfers.

Position: Oppose Unless Amended

### **STATUS**

### **SB 868 (Wiener) Electricity: Portable Solar Generation Devices**

Plug-in or balcony solar refers to small, portable solar units that plug into a standard outlet and can be used without utility, electrician, or building-code involvement, unlike traditional rooftop or ground-mounted systems that require permanent installation and safety review. SB 868 seeks to prohibit utilities from charging customers fees for using portable solar generators, with a maximum of production of 1,200 watts, that are connected by property owners or tenants through a standard outlet. Recent amendments limit the bill's application to new construction.

Position: Not Favor

#### **STATUS**

### **SB 894 (Allen) Wildfire Resiliency: Financial Assistance**

SB 894 would establish a Wildfire Resilience Loan Program to provide funds to support the creation of defensible space and home hardening projects. C.A.R. will oppose SB 894 unless amended to: 1) ensure that nonprofits, like C.A.R. CARES, which support homeowners in wildfire prevention and home hardening are also eligible to facilitate homeowner focused fuel reduction grants in the Wildfire Prevention Grants; and, 2) make clear that any liens associated with the program take ordinary priority, and prohibited for being enforced as a super priority lien.

Position: Oppose Unless Amended

#### **STATUS**

### **SB 1063 (Bogh) Western Joshua Tree Conservation Act: Life-Sustaining Services: Take Permit**

SB 1063 would require local governments to reduce or waive permitting fees when property owners that need to remove a western Joshua tree near a single-family or multifamily residence to ensure vital infrastructure is maintained necessary to provide electricity, gas, water and sewer services for the residential unit(s).

Position: Favor

#### **STATUS**

### **SB 1079 (Stern) Department of Forestry and Fire Protection: Fire Innovation Unit**

SB 1079 would establish a new Fire Innovation Unit (Unit) within the California Department of Forestry and Fire Protection. The Unit would accelerate adoption of new firefighting technology, enhance collaboration across government, educational institutions, industry, and philanthropy to enhance early fire detection, fast fire suppression, community risk reduction, as well as facilitate ecosystem and landscape scale resilience. C.A.R. will support SB 1079 if amended to ensure that nonprofits, like C.A.R. CARES are also eligible to apply for and distribute grants managed by the Unit.

Position: Support if Amended

#### **STATUS**

### **SB 1085 (Durazo) Water Supply Planning: Housing Developments**

Existing law requires cities and counties to identify a public water system and request a water supply assessment when a large project is subject to CEQA. SB 1085 would instead require them to identify public water systems within 15 days of deeming an application complete, regardless of CEQA. C.A.R. is concerned that SB 1085 would apply a universal set of requirements on housing developments regardless of if the project would apply to CEQA or not, at a time when the state faces a housing affordability and supply crisis.

Position: Not Favor

#### **STATUS**

### **SB 1087 (Cabaldon) Transportation Planning: Sustainable Communities Strategies Transportation Funding**

Existing law requires transportation planning agencies to adopt a sustainable communities strategy plan every four years. SB 1087 would expand the length of time between plan updates from four to eight years while also exempting local government planning documents from CEQA review. Additionally, the bill would require CARB to provide greenhouse gas reduction targets that reflect policies, regulations and investments to improve fleet efficiency and reduce

vehicle miles traveled. C.A.R. and the California Building Industry are concerned that SB 1087 will reduce housing development opportunities statewide if enacted.

Position: Not Favor

### **STATUS**

#### **SB 1161 (Valladares) Administrative Regulations: Economic Impact Analysis: CARB**

Existing law requires a state regulator proposing to adopt or amend a regulation to prepare a regulatory impact analysis. SB 1161 would require the California Air Resources Board (CARB) to include in its analysis examine how the proposed regulation would vary in its effects across income levels, regions and demographics from the proposed regulatory change.

Position: Favor

### **STATUS**

#### **SB 1250 (Cortese) State Highway System: Wildlife Connectivity**

SB 1250 would create an inventory of wildlife connectivity needs on the state highway system, create performance targets for the creation of connectivity assets, and would elevate the California Department of Fish and Wildlife to a joint-decision making position with Caltrans in deciding the priority of transportation project planning. C.A.R. opposes SB 1250, along with the California Building Industry Association, because it creates an overly broad definition of wildlife connectivity asset that could include features outside of Caltrans' jurisdiction.

Position: Oppose

### **STATUS**

#### **SB 1266 (Stern) Crimes: Theft**

Existing law sets the threshold value for grand theft of copper material at \$950. SB 1266 would make it easier for prosecutors to charge copper theft as grand theft by expanding by allowing prosecutors to count not just the value of the stolen material but also the full cost of repairs, labor, and equipment, while also allowing the value of thefts committed against public infrastructure within a 90-day period, to be aggregated.

Position: Favor

### **STATUS**

#### **SB 1326 (Wahab) CEQA: Tribal Cultural Resources: Mitigation Measures**

Existing law requires agencies to consult with Native American tribes during a CEQA Environmental Impact Review (EIR). This consultation allows tribes and agencies to propose mitigation measures to avoid or reduce impacts on tribal cultural resources, including culturally significant sites, landscapes, and objects. SB 1326 would, among other things, require any mitigation identified in a CEQA EIR to first attempt avoidance and preservation in place, and if not feasible, to demonstrate infeasibility in writing, and to further provide the affected tribe(s) an opportunity to identify culturally appropriate mitigation measures and alternatives.

Position: Not Favor

### **STATUS**

#### **SB 1404 (Stern) Wildfire Prevention: State Responsibility Areas: Fire Prevention Fee**

SB 1404 (Stern) would reinstate the fire prevention fee on properties located in State Responsibility Areas to fund wildfire prevention activities such as vegetation management, defensible space programs, and fire planning efforts. C.A.R. opposes the bill because it places an additional financial burden on property owners in high-risk areas, increases the overall cost of homeownership, and raises concerns about fairness and accountability. This bill failed passage during the senate appropriations suspense file hearing and will not be moving forward.

Position: Oppose Unless Amended

### **STATUS**

## **FAIR HOUSING POLICY**

### **AB 239 (Harabedian and Irwin) State-led County of Los Angeles Disaster Housing Task Force**

Creates the state-led County of Los Angeles disaster housing task force. C.A.R. is neutral on the bill but would support the bill if it included REALTOR participation and ensured owner occupied housing production would be streamlined.

Position: Support if Amended

#### **STATUS**

### **AB 595 (Carrillo) 'Building Home Ownership for All Program'**

AB 595 among other provisions would establish a 'New Markets Tax Credit Program' to construct deed restricted 'for-sale' housing for families making no more than 80% of the area median income (AMI). C.A.R. would support AB 595 (Carrillo) if amended to ensure that homeowners recover their investments in home maintenance or improvements and to ensure that the homeowner received a minimum of 20% of property value appreciation during their term of ownership.

Position: Support if Amended

#### **STATUS**

### **AB 1244 (Wicks) Transit Oriented Development Funding**

AB 1244 would create a Transit-Oriented Development Implementation Fund to reduce vehicle miles traveled for housing development by imposing an unspecified voluntary fee for each mile traveled. All money 'contributed' to the fund would have been allocated to regional projects, upon appropriation of the Legislature, by the Department of Housing and Community Development to 100% subsidized (deed restricted) housing developments within a city, county, or region. C.A.R. would support AB 1244 (Wicks) if the bill provide 50% of the funds generated by a vehicle miles traveled 'in-lieu fee' to the California Dream for All equity sharing downpayment assistance program.

Position: Support if Amended

#### **STATUS**

### **AB 1776 (Aguilar-Curry) Cartwright Act: violations**

AB 1776 would significantly broaden anti-trust law in California by greatly expanding the type of business conduct that may be subject to anti-trust enforcement. The bill would allow enforcement for single-firm conduct, meaning if one company that has a significant market share of business acts in an anticompetitive way, they can be sued for anti-trust. This could have adverse impacts for both C.A.R. and brokerages as well as MLSs. C.A.R. is working in coalition with a broad business coalition to oppose this bill.

Position: Oppose

#### **STATUS**

### **AB 1827 (Chen) Small Claims Court: jurisdiction**

This bill updates California's small claims court system by increasing the maximum recovery amount for individuals from \$12,500 to \$15,000 and permitting three such claims per year. C.A.R. supports the bill because it allows more common real estate-related disputes, such as rent deposit issues, minor contract breaches, or property damage claims, to be resolved efficiently without costly litigation in superior court. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Support

#### **STATUS**

### **SB 477 (Blakespear) Civil Lawsuit Deadlines and Housing Discrimination Cases**

SB 477 pauses deadlines to complete investigations and file civil lawsuits when agreed to by all parties involved, when a petition to compel is pending or during an appeal. It will also ensure housing discrimination cases can be brought in any county where state's Civil Rights Department has an office.

Position: Monitored

## **STATUS**

### **SB 702 (Limon) Legislative and Gubernatorial Appointments: Reporting Requirements**

Effective January 1, 2027, the Governor will be required to maintain an online a list containing information about the purpose, duties, meeting frequency, website links, and current vacancies for each state board or commission. Also, on January 1, 2028, SB 702 requires the Governor and Legislature to publish online the aggregate demographic information of individuals appointed to state boards and commissions.

Position: Favor

## **STATUS**

## **HOMEOWNERSHIP HOUSING**

### **AB 11 (Lee) Social Housing Act**

AB 11 is a re-introduction of AB 309 by Assemblyman Lee in 2023. C.A.R. will continue to oppose AB 11 unless it is amended to facilitate the development of new housing units through either adaptive reuse of commercial parcels or through new construction, and to eliminate the authority's ability to purchase existing housing units. While AB 11 has laudable goals of trying to address California's housing crisis, it must focus the limited state resources to construct new units instead of using those resources to purchase existing, naturally occurring, market rate units that are vitally important to our states first-time homebuyers seeking to achieve long term housing stability and generational wealth opportunities.

Position: Oppose Unless Amended

## **STATUS**

### **AB 102 (Committee on Budget: Gabriel) State Budget**

AB 102 which enacts a \$321 billion spending plan and, among other provisions, includes \$300 million for the California Dream for All program, of which C.A.R. is a strong proponent, which offers shared appreciation loans for first-time, first-generation homebuyers, helping reduce barriers to homeownership.

Position: Support

## **STATUS**

### **AB 130 (Committee on Budget: Gabriel) and SB 131 (Committee on Budget: Wiener) - Budget Trailer Bill: Housing and CEQA Streamlining and VMT Mitigation Program**

Establishes a broad package of housing production and CEQA streamlining policies alongside the Governor's Reorganization Plan moving the Department of Real Estate (DRE) into the Business and Consumer Services Agency (BCSA); expands below market rate deed restricted housing by allowing reinvestment of project equity, requiring local reporting to HCD, prioritizing seismic retrofit funding, and granting right of first refusal on surplus school land; streamlines ADUs and Jr. ADUs by limiting local standards, increasing allowable density on multifamily parcels, and prohibiting HOA fees; includes CID and HOA reforms requiring an opportunity to cure violations before fines are imposed and capping fines at \$100 per violation; provides funding to HCD to expedite housing element reviews, support pro housing designations, and track housing performance and homelessness prevention outcomes; expands CEQA exemptions for projects including agricultural employee housing, child care centers, health clinics, food banks, manufacturing, rail, water, sewer, and broadband, conditioned on labor standards and wage requirements; and establishes a statewide Vehicle Miles Traveled (VMT) mitigation program allowing local and regional agencies to impose fees on development to fund affordable housing, creating potential cost impacts on entry level market rate housing.

Position: Oppose (Section 58 VMT Mitigation Program), Not Favor (Below Market Rate Deed Restricted Housing provisions), Monitor (ADUs and Jr. ADUs; CID and HOA provisions), Watch (SB 131 CEQA and streamlining provisions)

## **STATUS**

### **AB 294 (Gallagher) Disaster Recovery Funding Priority**

Authorizes the Office of Emergency Services to prioritize the federal Hazard Mitigation Grant Program funding and California Disaster Assistance Act for infrastructure and housing recovery projects in communities losing population and businesses after experiencing a major federal disaster, state of emergency, or local emergency.

Position: Support

#### **STATUS**

### **AB 391 (M. Rodriguez) Mobilehome Residency Law: Electronic Notices**

AB 391 authorizes notices required by the Mobilehome Residency Law (MRL) to be delivered to a homeowner by February 1 of each year by electronic mail, if the homeowner or resident has provided affirmative, written consent to receive notices by electronic mail. Homeowners also maintain the right to revoke the agreement to receive electronic mail notice at any time, similar to the provisions C.A.R. sponsored for homeowner associations communication preferences several years ago.

Position: Favored

#### **STATUS**

### **AB 456 (Connolly) Mobilehome Park: Home Sales or Transfer**

As introduced, AB 456 prohibited park management from requiring repairs or improvements to the interior of a mobilehome, required sellers to provide a copy of their transfer disclosure statement (TDS) to park management and denied mobilehome buyers the opportunity to request a home inspection. As amended, AB 456, among other things, instead extends the timeline from 10 to 15 business days for park management to provide the mobilehome owner (seller) with a written summary of repairs or improvements required to transfer the unit to a prospective purchaser and only requires mobilehome sellers to provide park management copy of the TDS upon written request. With these amendments, C.A.R. removed its opposition to AB 456.

Position: Watch

#### **STATUS**

### **AB 590 (Jackson), ACA 4 (Lee) and AB 1165 (Gipson) State General Fund Allocation to Subsidized Housing Acquisition and Development**

AB 590 (Jackson) and ACA 4 (Lee) seek to transfer at least 5% of General Fund revenues for 10 years to the Housing Opportunities Made Equal (HOME) Fund to fund deed restricted housing development and acquisition. Similarly, AB 1165 (Gipson) seeks to secure an unspecified amount of the state's general fund, annually, to fund the same programs, with a focus on solving homelessness. While SB 492 (Menjivar) sought to place an unspecified general obligation bond on the ballot to finance the Youth Housing Program to acquire, renovate, construct, and purchase equipment for youth centers or youth housing, C.A.R. opposed these measures and sought amendments to prohibit the conversion of single-family homes to deed restricted corporate owned rental housing, require 25% of HOME Act funds to be dedicated to the California Housing Finance Authority's Dream for All equity-sharing, down payment assistance program, and to include C.A.R. as a stakeholder in the oversight and management of HOME Act funds.

Position: Oppose Unless Amended

#### **STATUS**

### **AB 610 (Alvarez) Housing Element**

C.A.R. supports AB 610 which seeks to requires local governments disclose and address regulatory barriers to housing development. Facilitating transparency and accountability in local government decision-making will ensure housing developers can plan and invest with greater certainty.

Position: Support

#### **STATUS**

### **AB 635 (Ahrens) Mobilehome Residency Law Protection Program**

One year after the state established Mobilehome Residency Law Protection Program (MRLPP), AB 635 seeks to make MRLPP permanent without any substantive review of the program's performance. C.A.R. opposes AB 635 which seeks to, among other things, have HCD refer up to 25 of the most 'severe and deleterious' complaints to the Attorney General's office, without any finding of guilt, as the vast majority of complaints made are meritless.

Position: Oppose

### **STATUS**

#### **AB 647 (Gonzalez) 1 Home Conversion to 8 Units By-Right**

AB 647 would bypass local zoning requirements and allow developers to build up to 8 units on any single-family parcel with an existing home, provided one unit is deed restricted for 45 years for ownership housing and 55 years for rental housing. C.A.R. opposed AB 647 to protect the safeguards established in SB 9 is not abused by investors seeking to 'gentrify' our states most ethnically diverse and vulnerable areas. Furthermore, this bill's lack of consideration of any potential valid concerns by local governments and residents regarding infrastructure, transit or parking make the bill almost unworkable in practice.

Position: Oppose

### **STATUS**

#### **AB 650 (Papan) Local Government End Run Around 'Builders Remedy'**

AB 650 (Papan), which would have reversed long standing state law and provided a path for cities to avoid the implementation of 'Builders' Remedy' by remaining in non-compliance with their housing element, which conflicted with the Housing Accountability Act (HAA) and other laws enacted over the last decade intended to expedite housing development necessary to solve our states persistent housing supply shortfall.

Position: Monitor

### **STATUS**

#### **AB 670 (Quirk Silva)**

C.A.R. opposes AB 670 because it empowers local governments to meet their housing element goals by 'reorganizing' the existing housing supply, prioritizing corporate owned deed restricted rental housing acquisition, by eliminating the limited supply of entry level market rate ownership housing necessary to first time and first generational homebuyers seeking homeownership opportunities. As amended, AB 670, among other things, allows a city or county to report specified housing units that were 'converted' from owner occupied to affordable housing for up to 25% of its regional housing need allocation (RHNA) for lower income units.

Position: Oppose

### **STATUS**

#### **AB 712 (Wicks) Housing Enforcement Reform: Fines and Penalties**

AB 712 guarantees that housing applicants/developers can recovery reasonable attorney fees and costs when prevailing in actions against local agencies that fail to uphold housing reform laws. C.A.R. supports AB 712 which encourages local agencies to comply with existing state housing laws that impose financial penalties on non-compliant agencies.

Position: Support

### **STATUS**

#### **AB 736 (Wicks) and SB 417 (Cabaldon) Subsidized Housing: \$10 Billion GO Bond**

A re-introduction of AB 1657 (Wicks, 2024), AB 736 and SB 417 (Cabaldon) seek to place on the June 2026 primary election ballot the Affordable Housing Bond Act of 2026, to authorize the issuance of a \$10 billion in general obligation bond to fund deed restricted housing development and acquisition. C.A.R. opposed AB 736 and sought amendments to: a) prohibit the bond funds from being used to purchase single family homes (i.e., 1-4 units); b) require 20% of the monies generated by the bond to be dedicated to the state's equity sharing downpayment assistance programs, known as

California's Dream for All; and c) define 'long-term affordability restrictions' to mean 45 years for homeownership and 55 years for rental housing constructed using the bond funds.

Position: Oppose Unless Amended

### **STATUS**

#### **AB 739 (Jackson) Homeowner Association (HOA) Management Fee Transparency**

As amended in January, C.A.R. supports AB 739 which seeks to provide a very basic level of transparency to help HOA boards, as well as community members understand what they are paying for their professional management that is contracted to manage and maintain the homes within the homeowner association (HOA). The bill further requires that the HOA management companies, in the HOA's mandated annual report, provide a summarized receipt to the community of the total costs and fees collected by the management companies from the HOA and from community members.

Position: Support

### **STATUS**

#### **AB 806 (Connolly) Mobilehome Cooling Systems**

C.A.R., in coalition with the Western Manufactured Housing Communities Association, opposed AB 806 which, among other things, mandated parks to maintain air conditioning in at least one common area, creating an additional basis for litigious residents to sue a mobilehome park for a violation of the Mobilehome Residency Law (MRL). As amended, AB 806 no longer requires mobilehome parks to provide an indoor air-conditioned common area. Additionally, the amendments only permit park management to deny a homeowner's request to install, upgrade, replace or use a cooling system without a building permit. Finally, the AB 806 prohibits park management from charging a fee, or intercepting any rebate or credit from a government entity or the local utility provide intended to incentivize homeowners, to install cooling systems.

Position: Monitor

### **STATUS**

#### **AB 874 (Avila Ferris) Development Impact Fee Elimination or Loan Deferral**

As introduced AB 874 provides deed restricted housing developers, like Habitat for Humanity which receive taxpayer funds from CalHome, an exemption from local agency development impact fees to developers and holders of deed restricted/price controlled housing contracts, the opportunity to enter into a development impact fee deferral agreement loan for every price controlled unit they control through contract. C.A.R. will oppose AB 874 unless it is amended to, among other things, ensure homeowners can recover their investments in home maintenance or improvements by mandating homeowners receive a minimum of 20% of property value increase during their term of ownership / limit deed restriction to 45 years for the owner occupied units and 55 years for rental units.

Position: Oppose

### **STATUS**

#### **AB 939 (Housing Development: density bonus)**

AB 939 would significantly restrict homeownership opportunities in deed-restricted housing by imposing strict resale controls that limit equity building and long-term ownership. C.A.R. opposes the bill because it undermines protections enacted in 2023 to ensure owner-occupants can purchase price-controlled homes with full representation. The bill effectively converts ownership into long-term leasing with financial gains flowing to the deed-holders rather than the homeowner.

Position: Oppose Unless Amended

### **STATUS**

#### **AB 956 (Quirk-Silva) Increases Number of Units Per Single Family Lot**

This bill would increase the number of detached accessory dwelling units (ADUs) per single-family dwelling from one to two, making the total number of ministerially approved ADUs permitted per parcel to 3 (i.e., 2 detached ADUs + 1 jr. attached ADU). C.A.R.'s Board of Directors adopted a neutral position on AB 956 at its Spring Board of Directors meetings.

Position: Watch

### **STATUS**

#### **AB 1007 (B. Rubio) Land Use: Development Project Review**

C.A.R. supports AB 1007, which reforms a component of California's Permitting Streamlining Act (PSA), reducing the time limit or 'shot clock' for responsible agencies to act on permit applications for housing development projects from 90 days to 45 days.

Position: Support

### **STATUS**

#### **AB 1055 (Boerner) ADU: Mandatory Local Registry**

C.A.R. opposed AB 1055 because it would have created local ADU registry and enforcement systems even though state law strictly limits ADUs to residential use and bans short-term rentals under 30 days as a condition of receiving by-right (automatic) approval for ADU development.

Position: Oppose

### **STATUS**

#### **AB 1070 (Ward) HCD Working Group: Building Standards**

As amended early in January 2026, AB 1070 requires the Department of Housing and Community Development (HCD) to convene a working group to research and consider recommending building standards to allow residential developments between three and ten units to be built under the requirements of the California Residential Code (CRC).

Position: Watch

### **STATUS**

#### **AB 1212 (Patel) University Acquisition of Housing Units**

This bill would allow the University of California to buy entry-level market-rate housing and convert it into deed-restricted rentals for university faculty and staff. C.A.R. opposes AB 1212 (Patel) unless it is amended to: 1) Prohibit converting entry-level ownership housing (e.g., single-family homes, ADUs, duplexes) into deed-restricted, corporate-owned rentals; 2) Align with existing state rules requiring 55-year occupancy restrictions for deed-restricted rentals; and, 3) Exclude homeownership from the definition of 'rental housing development,' since the bill's grants and tax credits apply only to multifamily buildings with 5+ units.

Position: Oppose Unless Amended

### **STATUS**

#### **AB 1240 (Lee) Prohibits Ownership of 1,000+ Homes**

As amended AB 1240 would prohibit a 'business entity,' instead of a person, that owns more than 1,000 primary (1-unit) single-family homes from purchasing any additional properties to rent or lease. The bill, as amended in June, defines 'business entity' as an association, company, firm, partnership, corporation, limited liability company, limited liability partnership, real estate investment trust, or other legal entity, and that entity's successors, assignees, or affiliates. Non-profit organizations and businesses that engage in housing construction would be exempt from the limitations of AB 1240.

Position: Monitor

### **STATUS**

#### **AB 1276 (Carrillo) Housing Accountability Act: Expansion**

C.A.R. supported AB 1276 which proposed to reduce arbitrary decision-making that could otherwise hinder housing production and would have created a critical step forward necessary to address the states housing shortage, while supporting job creation and economic growth across the state. Committee amendments forced into the bill in July removed the bills application of the 'reasonable person' standard used in the HAA.

Position: Support

### **STATUS**

#### **AB 1543 (Quirk-Silva) Mobilehome Park Rent Caps**

Existing state law caps the amount mobilehome park management may increase the rental rate at 5% or 3% + CPI, whichever is lower, for a tenancy if the park covers two or more cities. C.A.R. opposes AB 1543, along with the Western Mobilehome Association, which would, beginning January 1, 2027, eliminate any exemption from the rent cap law, expanding rent control to every mobilehome park in the state.

Position: Oppose

### **STATUS**

#### **AB 1674 (Ahrens) Grocery Store Mandates**

AB 1674 would mandate local governments to condition new housing development approvals on the preservation of space for a future large grocery store in designated or potential food desert areas. C.A.R. opposes AB 1674 because it would create additional barriers to housing development.

Position: Oppose Unless Amended

### **STATUS**

#### **AB 1903 (Wicks) Construction Defect**

As amended, AB 1903 would create an alternative certified building process allowing builders to use private inspectors during construction and, once certified, create an alternative process to ensure developers have the opportunity and right to repair the defect. C.A.R. is actively negotiating with the author and California Building Industry Association to resolve its technical concerns.

Position: Pending

### **STATUS**

#### **AB 1926 (Pacheco) Residential Construction Costs**

C.A.R. supports AB 1926 which requires the Department of Housing and Community Development (HCD) to identify and reduce construction cost pressures tied to state building standards and regulations. If enacted, AB 1926 would require HCD by January 1, 2031 to review how existing standards and other state regulations increase single-family and multifamily construction costs, propose cost-lowering revisions, and report recommendations to the Legislature.

Position: Support

### **STATUS**

#### **AB 2005 (Ahrens) Urban Lot Splits**

AB 2005 would mandate all cities and counties allow any person including corporate and other investors to take advantage of the state's by-right 'urban lot split' streamlining process, which is currently limited, to homeowners who can utilize the process to seeking to expand opportunities for generational wealth, provide rental income or other opportunities. This change to SB 9 is not supported by C.A.R. policy established during SB 9 negotiations. C.A.R. is currently in discussions with the Author regarding the bill's provisions.

Position: Oppose

### **STATUS**

#### **AB 2044 (Petrie-Norris) Building Standards: Cost of Compliance Estimate**

C.A.R. supports AB 2044, which bars the Building Standards Commission from approving any proposed building standard if the required initial statement of reasons is submitted without a completed estimate of compliance costs.

Position: Support

**STATUS**

#### **AB 2145 (Garcia) Mortgage Loan Portability**

C.A.R. supports AB 2145 which seeks to allow a borrower who has reached retirement age to transfer the interest rate and remaining term of their existing mortgage to a new mortgage on a replacement principal residence beginning January 1, 2027. AB 2145 promotes housing mobility and financial stability for retirees.

Position: Support

**STATUS**

#### **AB 2174 (Johnson, R) Mobilehomes: Electronic Signatures for Registration and Titling Documentation**

C.A.R. supports AB 2174 which requires HCD, by January 1, 2028, to accept electronically executed signatures for documents used to release or satisfy a security interest on a manufactured home, mobilehome, or commercial modular.

Position: Support

**STATUS**

#### **AB 2387 (Alvarez) California Dream For All Program**

C.A.R. opposes AB 2387 which establishes a stricter definition for first-generation homebuyer that will eliminate provisions C.A.R. negotiated with CalHFA during the regulatory development of the existing DFA voucher program. Specifically, the bill would instead restrict program access to first generation home buyers whose parents have never owned a home, nor had any ownership in a principal residence. The bill also seeks to expand use of DFA vouchers to investment properties up to 4 units.

Position: Oppose

**STATUS**

#### **AB 2498 (Chen) Deed Restricted Ownership Housing: Codifying First-Right of Refusal by Contract**

C.A.R. opposed AB 2498, which would have codified 'first-right-of-refusal' practices used by some deed-restricted housing developers. The bill would have allowed developers to permanently retain control over homes, preventing the 45-year deed restriction from ever expiring, limiting a family's ability to pass the home to children, and as developers retain sole control over contractual provisions related to value and loan-origination benefits. Although framed as a technical clarification, the proposal raised concerns about centralized control, reduced buyer choice, limited independent representation, and diminished long-term wealth-building opportunities for homeowners often denied a share of the appreciation in these homes. After C.A.R. raised these concerns, the author withdrew the bill from its scheduled hearing and chose not to advance it.

Position: Oppose

**STATUS**

#### **AB 2518 (Sharp-Collins) Pilot Program to Prioritize Energization to Deed Restricted Housing**

AB 2518 seeks to expand priority service connections by authorizing San Diego County's electricity utilities to prioritize service connections for 100% deed restricted affordable housing projects through a five-year pilot program. C.A.R. will oppose AB 2518 unless amended to apply to all housing.

Position: Oppose Unless Amended

**STATUS**

#### **AB 2581 (Soria) Expands Homeownership Opportunities for Tenants in Deed Restricted Housing**

C.A.R. supports AB 2581 which seeks to require the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) to develop strategies that help tenants in deed-restricted affordable housing transition into homeownership through existing state programs by January 1, 2028.

Position: Support

#### **STATUS**

#### **AB 2601 (Lee) Lot Splitting ADUs**

AB 2601 would override key homeowner protections built into SB 9 by requiring all cities and counties to allow the separate sale of ADUs through mandatory lot splitting, regardless of local conditions or risks. C.A.R. opposes AB 2601 which seeks to dismantle the carefully negotiated guardrails in SB 9, eliminate local control, and enable ADUs to be converted into condominiums.

Position: Oppose Unless Amended

#### **STATUS**

#### **AB 2626 (Gabriel) Housing programs: financing**

AB 2626, similar to SB 1032 (Padilla, 2024) allows the Department of Housing and Community Development (HCD) to forgive, or waive, loans made to affordable deed restricted corporate rental housing providers. C.A.R. opposes AB 2626 noting these developers already receive substantial public subsidies.

Position: Oppose

#### **STATUS**

#### **AB 2689 (Avila Farias) Low-income housing tax credits: lease nonrenewal: good cause**

As amended, AB 2689 would allow nonrenewal of leases in low-income housing tax credit properties when a tenant's income exceeds 140% of AMI for up to two years. C.A.R. is concerned because it enables developers to rent units at market-rate levels while still receiving tax credits intended for households at 80% AMI and below.

Position: Not Favor

#### **STATUS**

#### **SB 9 (Arreguin) Lot Splits and ADUs: Elimination Owner Occupancy Requirements**

As introduced, C.A.R. opposed SB 9, which prohibited local agencies from imposing or enforcing an owner-occupancy requirement on ANY accessory dwelling unit and would have unraveled the carefully negotiated limitations that were included within SB 9 (Atkins, Statutes of 2021). As amended, SB 9 instead voids local ADU ordinances if the local agency fails to either: 1) respond to input provided by the Department of Housing and Community (HCD); or, 2) submit a copy of the adopted ordinance to HCD.

Position: Watch

#### **STATUS**

#### **SB 73 (Cervantes) California Environmental Quality Act (CEQA): Exemptions**

SB 73 seeks to create an exemption from CEQA for priority projects (AKA: 100% deed restricted rental housing development) located in a very low vehicle travel area, if the development is consistent with a specific plan or a community plan with an environmental impact report (EIR) certified with the last 15 years. The bill would have additionally required the project site to have been previously developed or to be a vacant infill parcel (max: 4 acres) located within 1/2 mile of a major transit stop, rail transit station, ferry terminal, or a 1/4 mile of a high-quality transit corridor included in a regional transportation plan. C.A.R. does not oppose these provisions of the bill and C.A.R. would move to support position if SB 73 were amended to include entry level market rate housing development opportunities for first time and first-generation homeowners.

Position: Support If Amended

#### **STATUS**

### **SB 79 (Wiener) Surplus Land: Leases and Easements**

As introduced, C.A.R. opposed SB 79 authorized transit agencies to treat parcels they lease or hold easement agreement as surplus land and empowered transit agencies to 'take' and dispose of private property without due process. In June, SB 79 was amended to resolve C.A.R.'s initial concerns and upzoned ALL parcels to a residential density (e.g., 30 units min. / 120 units max, per acre) if located within a 1/2 mile of a transit stop. In July, the bill was dramatically narrowed to ONLY permit the demolition of homes with an ADU, jr. ADU, or duplex, that is either owner-occupied or owned by a natural person. The bill explicitly prohibited the demolition of rent controlled and price-controlled housing units. C.A.R. expressed its concerns about the narrowed scope of the bill and adopted a neutral position once the bill was amended encourage developers to streamline the development of market rate ownership housing opportunities in dense urban environments.

Position: Watch

#### **STATUS**

### **SB 92 (Blakespear) Density Bonus**

C.A.R., along with the California Building Industry Association (CBIA) opposed SB 92 would have reduced residential unit development statewide, particularly within urban environments. As amended, SB 92 prohibits DBL projects containing hotel or transient lodging from achieving a floor area ratio where commercial uses are more than two and a half times greater than what was currently allowed under the locals base commercial zoning requirement. Recent amendments clarified that the provisions in SB 92 are not retro-active and apply to projects entitled after January 1, 2026. With these amendments, C.A.R. and CBIA are now neutral on SB 92.

Position: Watch

#### **STATUS**

### **SB 489 (Arreguin) Permit Streamlining Act**

SB 489 'plugs gaps' in the permitting process by requiring state and regional agencies to post their application requirements online. The measure seeks to ensure that all decisions are either covered by the 'shot clocks' included in the Permit Streamlining Act or by post-entitlement permit statutes. Recent amendments clarify that the bill's provisions apply to residential units and mixed-use development, provided at least 50% of the total square footage is for a residential use as defined by SB 330 (Skinner, Statutes of 2019), which C.A.R. also supported.

Position: Support

#### **STATUS**

### **SB 502 (Arreguin) Building Homes and Jobs Act Re-Allocation**

As introduced, SB 502 would have taken funding secured by C.A.R. in SB 2 (Atkins, Statutes of 2017) for downpayment assistance programs and shifted it instead to the construction of deed restricted teacher housing. As amended, the bill instead authorizes a local education agency to submit a list of any surplus local education agency-owned land to the Department of Housing and Community Development (HCD) for purposes of determining the suitability for development of deed restricted affordable housing, intended for occupancy by teachers and school employees. C.A.R. removed its opposition once the amendments were in 'print.'

Position: Monitor

#### **STATUS**

### **SB 610 (Perez) Mobilehome Parks: Disaster Triggered Rent Cap**

SB 610 would have capped park space rent increases to a max of 5% (3% plus CPI) for 12 months following any declared state, or local state of emergency. C.A.R. opposed SB 610 which ignored the costs property owners incur to rebuild a park, or any structure. As amended, SB 610 eliminated the price cap provisions and instead requires mobilehome park owners to: 1) return any advance rental payments received prior to the disaster, if the resident's home was damaged or destroyed; and 2) repair damage to the park within a reasonable time while providing updates to the park residents.

Finally, amendments do not require park owners to rebuild any portion of the park that has sustained damage from the disaster.

Position: Watch

### **STATUS**

#### **SB 611 (Richardson) CEQA: Community Plans**

Enacted in 2019, AB 1515 created certainty by allowing updates to community plans without the threat of noncompliance based on the environment impact report. C.A.R. supported this measure which helped with housing production; However, the provisions of this section became inoperative January 1, 2025. SB 611 by Senator Richardson seeks to reenact these provisions and extends the sunset date to January 1, 2026.

Position: Support

### **STATUS**

#### **SB 677 (Wiener) Gentrification: Lot Splits**

C.A.R. opposes SB 677 (Wiener) which was introduced to eliminate the owner occupancy limitation that C.A.R. negotiated in SB 9. SB 677 would unravel the carefully negotiated language that resolved C.A.R.'s concerns and moved the organization into support of SB 9 in 2021.

Position: Oppose Unless Amended

### **STATUS**

#### **SB 722 (Wahab) New Construction: Elimination of Bulk Sales to REITS and Hedge Funds**

SB 722 would have, until January 1, 2031, required new single-family home, townhome, or condominium construction that is issued a certificate of occupancy on or after January 1, 2026 to be sold to a natural person, banning REITS and Hedge Funds from 'bulk' buying units historically sold to homebuyers. As amended in early January 2026, the bill would exclude mobile homes and mobile home parks from being upzoned under SB 79 (Wiener, Statutes 2025).

Position: Watch

### **STATUS**

#### **SB 749 (Allen) Mobilehome Park Closures**

C.A.R. opposes SB 749 which effectively forces an owner of a mobilehome park destroyed in a natural disaster to re-open as a mobilehome park or sell the park to a resident organization of the park, a local nonprofit organization or public agency, or a regional or national nonprofit organization and regional or national public agencies.

Position: Oppose

### **STATUS**

#### **SB 802 (Ashby) Local Housing Agency Consolidation**

C.A.R. opposes this bill which would restructure the Sacramento Housing and Redevelopment Agency (SHRA) joint powers authority (JPA), significantly altering the decision-making and funding oversight roles of the existing JPA's participants County of Sacramento, and the Cities of Citrus Heights, Elk Grove, Folsom, Rancho Cordova, and Sacramento. Recent amendments have resolved some of the local government's concerns related to program administration. C.A.R. remains concerned about the JPA's taxing authority specific to transfer taxes, as this mechanism is similar to the one that allowed for Los Angeles' ULA 'mansion tax'. C.A.R. will remain opposed unless the ability to impose transfer tax is removed from the JPA's authority.

Position: Oppose Unless Amended

### **STATUS**

#### **SB 838 (Durazo) Housing Accountability Act: Mixed Use Development**

C.A.R. opposed SB 838, along with the California Building Industry Association and California Apartment Association and expressed concerns that the bill could have limited the financing tools available to mixed use developments, making

projects infeasible. C.A.R. removed its opposition once the bill was amended to instead address abuses by those bad actors abusing the law with respect to hotel space allocation or reuse within the development.

Position: Watch

### **STATUS**

#### **SB 880 (Wahab) Programs to Facilitate Voluntary Wall Street Investor Divestment in Single Family Homes**

As proposed to be amended, SB 880 (Wahab) seeks to create a path for voluntary divestment by Wall Street investors from the single-family home market while prohibiting them from competing with buyers seeking homeownership. C.A.R. supports SB 880 because restoring owner-occupancy opportunities is essential to expanding homeownership, protecting generational wealth, and stabilizing communities across California.

Position: Support

### **STATUS**

#### **SB 1007 (Menjivar) HOA Assessment Transparency**

C.A.R. supports SB 1007 which requires annual homeowner association (HOA) budget reports, along with associated summaries provided to homeowners, to include a high-level breakdown of what regular assessments fund, along with a statement describing compensation paid to the association's management company. SB 1007 would prohibit HOAs from increasing regular assessments unless the HOA provides the required summary to property owners.

Position: Support

### **STATUS**

#### **SB 1092 (Allen) First-Right of Refusal: Mobilehome Parks**

C.A.R., along with the Western Manufactured Communities Association, oppose SB 1092 which seeks to empower nonprofit or resident groups to delay or block the sale of a privately owned mobile home park. The bill would effectively limit sales to HCD-certified entities, devalue parks by shrinking the pool of potential buyers, and undermines an owner's constitutional right to sell private property.

Position: Oppose

### **STATUS**

#### **SB 1093 (Allen) Mobilehome Parks Disasters**

C.A.R., along with the Western Manufactured Communities Association, oppose SB 1093 because it imposes unrealistic mandates on park owners after a disaster, creates excessive fines that could reach hundreds of thousands of dollars per day, increases liability risks and unfairly restricts a park owner's ability to rebuild or repurpose their property.

Position: Oppose

### **STATUS**

#### **SB 1170 (Durazo) Joint Powers Authority**

C.A.R. opposes SB 1170, a re-introduction of AB 1850 (Ward, 2022), which would allow private housing developers to partner with public agencies through a JPA allowing private for-profit interests to avoid paying property taxes on apartment developments, while accessing risk-pooling. C.A.R. is concerned that these transactions do not provide public benefit commensurate with the lost tax revenue.

Position: Oppose Unless Amended

### **STATUS**

## **INVESTMENT HOUSING**

#### **AB 246 (Bryan) Rent Caps and Unlawful Detainer Challenges**

As introduced, C.A.R. opposed AB 246 which would have 'capped' rental rates in the Counties of Los Angeles and Ventura for 12 months beginning January 7, 2025. In response to C.A.R. and its coalition partners opposition, AB 246 was 'guttled'

and amended to instead, prohibit courts until January 1, 2029, from issuing a summons for an unlawful detainer action if the tenant has lost some, or all, of their household income during a declared interruption in Social Security benefit payments. C.A.R. opposed AB 246 which establishes establish a new, problematic affirmative defense to an unlawful detainer (eviction) action for the nonpayment of rent. AB 246 will increase court workloads and is expected to result in an unknown but potentially significant fiscal impact on state-funded trial courts.

Position: Oppose

### **STATUS**

#### **AB 262 (Caloza) California Individual Assistance Act**

AB 262 would have established a framework for disbursing disaster recovery funds through the California Individual Assistance Program, designed to support local governments and nonprofits. While C.A.R. does not object to the program, C.A.R. is requesting amendments to expand program eligibility to small rental housing providers, which if taken by the Author, would move C.A.R. to a support position.

Position: Support if Amended

### **STATUS**

#### **AB 299 (Gabriel) Motels, Hotels, and Short-Term Lodging: Disasters**

C.A.R. supports AB 299 which would, among other provisions, allow displaced individuals and families to reside in short term rental accommodation for to 270 days (or nearly 9 months), after displacement from a disaster without creating tenant protections for those occupants.

Position: Support

### **STATUS**

#### **AB 325 (Aguiar-Curry): Cartwright Act: violations**

AB 325 restricts the use of pricing services will limit its usability and access to data necessary for anyone looking to purchase or rent real property in California. C.A.R. opposed AB 325 and sought amendments to make clear that MLS services remain available to those advertising homes, condos, or apartments for sale or lease throughout California. While the California Apartment Association obtained amendments to move to neutral the CA Chamber of Commerce opposed AB 325 along with C.A.R because it relies on incredibly broad, ill-defined terms and ambiguous standards will invariably muddy the distinction between permissible pricing algorithms and price fixing, creating significant confusion for businesses. Furthermore, the bill's definition of 'pricing algorithm' is so overly broad and vague that it captures any algorithm that uses a computational process.

Position: Oppose

### **STATUS**

#### **AB 380 (Gonzalez, Mark) Price Gouging**

AB 380 extends post-emergency rent restrictions from 30-60 days and extends the provisions of the law to commercial property. C.A.R. opposes AB 380 which creates new burdens on housing providers which runs the risk of reducing investment in residential rental property and commercial property.

Position: Oppose

### **STATUS**

#### **AB 414 (Pellerin) Return of Security Deposit by Electronic Transfer**

AB 414 requires a landlord who receives a security deposit or rental payments by means of electronic transfer to return the security deposit by electronic transfer, unless the landlord and tenant agree to a different method of returning the security deposit.

Position: Monitored

### **STATUS**

### **AB 628 (McKinnor) Habitability: Refrigerators and Stoves**

As introduced, AB 628 required properties offered for rental on or after January 1, 2026, to have a working stove and refrigerator that was purchased within the last 10 years to be deemed a habitable unit. As amended, AB 628 continues to mandate working appliances as a condition of unit habitability but instead contains a 30-day appliance warranty repair requirement. AB 628 is a flawed bill that could reduce affordable housing, overburden small landlords, and create unnecessary legal and regulatory confusion, ultimately harming tenants and property owners alike. C.A.R. opposed AB 628 which establishes a new legal defense within unlawful detainer proceedings and effectively renders all Jr ADUs uninhabitable, along with studio apartments.

Position: Oppose

#### **STATUS**

### **AB 747 (Kalra) Unlawful Detainer Service Reform**

C.A.R. opposed AB 747 which would have required landlords serving a UD notice to a tenant to attempt personal delivery at least three times, on three different days at three different times and to make at least one attempt at the tenant's residence. The bill was later amended to require a UD service attempt at the tenant's place of business. As amended in August, AB 747 removed these provisions and instead updated the UD notice to require the landlord's complaint to include information describing the date, time, and location of service for the UD action.

Position: Watch

#### **STATUS**

### **AB 863 (Kalra) Residential Rental Properties: Language Requirements**

As introduced, C.A.R. opposed AB 863 which would have required landlords to provide termination notices and complaints in multiple languages, such as Spanish, Chinese, Tagalog, Vietnamese, or Korean, if the lease was negotiated in one of these languages or if the landlord believes it's the tenant's primary language. As amended, AB 863 deleted the provisions requiring landlords to provide notices, complaints, and summonses relating to an unlawful detainer action in specified languages, and instead requires the Judicial Council to adopt a single summons form for mandatory use in an action for unlawful detainer to remove a tenant from a residential property in English, Spanish, Chinese, Tagalog, Vietnamese, and Korean, and to publish this form on their internet website by January 1, 2027. C.A.R. removed its opposition to AB 863 once the amendments went into print.

Position: Monitor

#### **STATUS**

### **AB 878 (Kalra) Domestic Violence: Reasonable Accommodations**

As introduced, AB 878 expanded protections for victims of abuse or violence by requiring landlords to provide reasonable accommodations, including changes to the property to install security cameras and equipment, upon tenant's request. While the bill was amended to require tenants to cover the costs to install a security camera, the bill, among other things, also requires landlords to provide a 20-day grace period to tenants for late payments that was later reduced to 15 days. C.A.R. opposed AB 878 because, among other provisions, it expanded the definition of household member, requires landlords to explain their decisions in writing and establish a new private right of action.

Position: Oppose Unless Amended

#### **STATUS**

### **AB 897 (DeMaio) Trespassing: Removal of Trespassers**

This bill establishes a new process for removing unlawful squatters that are knowingly residing on private property without the permission of the owner or the owner's agent.

Position: Support

#### **STATUS**

### **AB 1157 (Kalra) Tenancy: Just Cause Termination: Rent Increases**

Enacted in 2019, C.A.R. opposed AB 1482 (Chiu) established a rent cap of 5% plus regional consumer price index (CPI) (max 10%) through 2030 and exempts single-family homes owned by a natural person. AB 1157 proposes to eliminate the sunset, cut the price cap max in half to 5% (or 2% plus CPI) and to remove the single-family home exemption for natural persons from the statute.

Position: Oppose

### **STATUS**

#### **AB 1183 (Lowenthal) Habitability: Inspection and Right to Cure**

C.A.R. supports AB 1183 which authorizes landlords to voluntarily agree to perform an inspection of dwelling units before they enter into contract with a tenant to verify that the unit satisfies the habitability requirements of the state. AB 1183 would provide landlords certainty against tenants asserting false liability claims to avoid paying rent or as a defense against eviction for nonpayment of rent.

Position: Support

### **STATUS**

#### **AB 1248 (Haney) Hiring of Real Property: Fees and Charges**

AB 1248 sought to require, among other things, landlords to bundle all costs into the rent, while requiring rental payments be applied to rent before any other charges, significantly restricting the flexibility of rental contracts. C.A.R. opposed AB 1248 which could have prevented landlords from recovering legitimate costs and would have disrupted standard leasing practices. (see also, SB 381 and SB 681)

Position: Oppose

### **STATUS**

#### **AB 1384 (Nguyen) Unlawful Detainer Hearings**

Current law requires a court to hear a unlawful detainer (UD) action filed by a landlord within 5 to 7 court days, unless 'good cause' is shown by the defendant. The court can set the hearing at its discretion. AB 1382 instead limits the court's authority to set a later hearing, based on 'good cause' or agreement between the parties for cases involving residential or commercial tenancy and for commercial tenancy limits the delay to a maximum of 10 court days after the initial hearing date.

Position: Favored

### **STATUS**

#### **AB 1414 (Ransom) Internet Service Provider Subscriptions**

As introduced, AB 1414 prohibited landlords and homeowners associations (HOA) from requiring tenants to subscribe to a specific internet service provider and authorized tenants to deduct the cost of their alternate internet subscription from their rent. C.A.R. opposed AB 1414 and sought amendments to instead disclose monthly costs for internet service within the negotiated terms of the lease agreement. Currently, the bill no longer affects HOAs and instead requires the landlord or their agent to allow tenants to opt-out of any third-party internet subscription service for leases renewed or established on or after January 1, 2026.

Position: Not Favor

### **STATUS**

#### **AB 1623 (Davies) Regional Housing Needs Allocation and Annual Report: Student Housing**

As proposed to be amended, AB 1623 would have restricted housing providers' tenant screening practices by prohibiting limits on the number of cosigners relative to occupants. After C.A.R. raised concerns early with the author, the author dropped the proposed amendments.

Position: Watch

### **STATUS**

### **AB 1632 (Johnson) Trespass**

AB 1632 makes targeted changes to California's trespass law by streamlining how property owners request law enforcement assistance. Specifically, it removes the requirement that authorization forms be notarized and extends the duration of a single request for police assistance from 12 months to up to three years for properties that are vacant, closed to the public, or present fire hazards. C.A.R. supports AB 1632 which seeks to make it easier for property owners, particularly those with vacant or unsecured properties, to address ongoing trespassing issues without needing to repeatedly renew requests.

Position: Support

#### **STATUS**

### **AB 1725 (Caloza) Residential Buildings: Methane Mitigation Systems**

This bill requires disclosure for residential properties located near (within 300 feet) oil wells and for rental property near oil wells to undergo testing for methane and other petroleum-related gases. C.A.R. opposes the bill because it imposes unclear and potentially expansive requirements based on proximity to wells that are often poorly mapped or undocumented, creating significant uncertainty in transactions, increasing costs for sellers, and exposing agents to additional liability. C.A.R. is seeking amendments that would relieve sellers and agents of liability by incorporating this into the Natural Hazards Disclosure Report and the Environmental Hazards Booklet. This bill failed passage during the assembly appropriations suspense file hearing and will not be moving forward.

Position: Oppose Unless Amended

#### **STATUS**

### **AB 1771 (Alvarez) Apartment Houses: Elimination of On-site Managers for 16 Units and More**

Current law requires that apartment buildings must have a resident manager if there are 16 or more units. AB 1771 (Alvarez) would eliminate state and local requirements for on-site resident managers for all apartment buildings. This would remove a long-standing operational distinction between small and large apartment complexes, giving owners more staffing flexibility. However, eliminating the requirement could negatively impact tenant safety and property oversight.

Position: Pending Committee Action

#### **STATUS**

### **AB 1963 (McKinnor) Portable Screening Reports: Disclosure of Application Materials**

AB 1963, among other things, would require landlords to accept a standardized portable screening report from prospective tenants and prohibits landlords and property managers from conducting their own tenant screening. C.A.R. opposes AB 1963 which seeks to make it more difficult to effectively manage rental properties by forcing compliance with a state-mandated process that shifts risk and costs onto property owners.

Position: Oppose

#### **STATUS**

### **AB 2064 (Sharp-Collins) Discrimination: Criminal History as a Protected Class**

This bill expands California's anti-discrimination laws by adding formerly incarcerated status and criminal history as protected characteristics under the Unruh Civil Rights Act and the Fair Employment and Housing Act, thereby prohibiting discrimination in housing, employment, and public accommodations based on an individual's past involvement with the criminal justice system. C.A.R. opposes AB 2064 because it significantly limits housing providers' ability to evaluate prospective tenants, increases liability risk and could impact resident safety, particularly for small property owners. This bill failed passage during the assembly appropriations suspense file hearing and will not be moving forward.

Position: Oppose

#### **STATUS**

### **AB 2350 (McKinnor) Consumer loans: residential real property rental obligations**

As introduced, AB 2350 prohibited property owners, lenders, and brokers from offering consumer loans to pay rent. C.A.R. obtained amendments narrowing the bill's scope to target predatory payday-style lenders and removing property owners from the bill's reach.

Position: Watch

#### **STATUS**

### **AB 2394 (Lee) Personal Income Tax Law: Exclusions**

AB 2394 would create a temporary state income-tax exclusion (2027-2032) for long-term homeowners aged 65+ who have owned real property for at least 20 consecutive years. C.A.R. is supportive of AB 2394 because the bill promotes housing mobility for seniors but is seeking amendments to expand the senior definition to those 55 years of age and older.

Position: Support if Amended

#### **STATUS**

### **AB 2609 (Caloza) Tenancy: Common Pets**

AB 2609 would cap pet rent at 1% of monthly rent and limit pet-related security deposits to 15% of one month's rent for leases entered or renewed on or after January 1, 2027. C.A.R. opposes the bill because these arbitrary caps do not reflect the actual cost of potential damage. C.A.R. recently negotiated amendments to AB 2609 that would exempt developments with 15 or fewer dwelling units from the provisions of the bill.

Position: Oppose Unless Amended

#### **STATUS**

### **AB 2616 (McKinnor) Rental Housing: Indoor Temperature**

Beginning 2028, AB 2616 would require rental units to maintain an indoor temperature below 83 degrees through nonmechanical cooling methods, and by mechanical cooling means by 2030. The bill also prohibits landlords from passing compliance costs to tenants and requires landlords to allow tenant-installed portable cooling devices with notice. C.A.R. opposes AB 2616 because it creates new, costly habitability mandates on housing providers without allowing cost recovery.

Position: Oppose

#### **STATUS**

### **SB 36 (Umberg) Price Gouging**

SB 36 increases civil penalties for price gouging, within a 50 and then 25-mile radius of the counties named in the declaration of emergency, expands civil penalties for price gouging and imposes new requirements related to price gouging on online housing platforms. C.A.R., along with the California Apartment Association, opposed SB 36 until it was amended to remove the somewhat arbitrary geographical radius trigger.

Position: Watch

#### **STATUS**

### **SB 52 (Perez) Rental Rates and Occupancy Levels: Algorithmic Devices**

SB 52 attempts to prevent perceived collusion through data-driven pricing by prohibiting the use, licensing, or sale of algorithmic pricing tools that set rental rates or occupancy levels if that pricing tool is used by multiple parties, in related markets. C.A.R. opposed SB 52, which unintentionally restricted the use of multiple listing services (MLS), until it was amended to exclude the MLS from the requirements of the bill.

Position: Watch

#### **STATUS**

### **SB 262 (Wahab) HCD's Prohousing Designations**

As introduced, SB 262 proposed to modify the state's 'prohousing' designations, used by the Department of Housing and Community Development (HCD) to evaluate local housing element plans, to include the adoption of local ordinances and policies either imposing or expanding rent control. C.A.R. initially opposed SB 262 because it incentivized cities to adopt policies that restrict private property rights and deter investment and development of vitally needed rental housing. The author amended SB 262 to resolve C.A.R.'s concerns in May.

Position: Watch

### **STATUS**

#### **SB 295 (Hurtado) California Preventing Algorithmic Collusion Act of 2025**

SB 295 seeks to establish the California Preventing Algorithmic Collusion Act, prohibiting the use of algorithmic tools that facilitate price-fixing in the rental housing and real estate markets. C.A.R. opposed SB 295 which would have unintentionally prohibit the use of the MLS until it was amended in September to exempt the MLS from the provisions of the bill, ensuring that the MLS remains available to those advertising homes, condos, or apartments for sale or lease throughout California.

Position: Watch

### **STATUS**

#### **SB 381 (Wahab) Residential Rental Properties: Fees**

SB 381 prohibited landlords from charging parking fees, pet rent, and administrative processing fees or costs that could directly impact property maintenance and operations or tenant service choices. C.A.R. opposed SB 381 which sought to impose arbitrary and unnecessary restrictions on rental housing providers, severely limiting the ability of landlords to recover operating costs, making rental housing less sustainable and potentially leading to higher rents and reduced housing supply in California. (see also, SB 681 and AB 1248)

Position: Oppose Unless Amended

### **STATUS**

#### **SB 384 (Wahab) Preventing Algorithmic Price Fixing Act**

As introduced, SB 384 prohibited housing providers from using algorithmic tools to set rental prices and allowed the Attorney General and local prosecutors to initiate lawsuits with penalties up to \$1,000 per violation. C.A.R. opposed SB 384 until June when it was amended to explicitly clarify that a price-setting algorithm do not include multiple listing services.

Position: Watch

### **STATUS**

#### **SB 435 (Wahab) Residential Care Facilities: Emergency Backup Power**

This bill requires senior care facilities to install backup power systems that can accommodate a 72-hour electricity outage by 2027 and create a new misdemeanor crime for failing to comply with the mandate. As amended, SB 435 clarified that the bill only applies to large health care facilities with 16 or more beds, ensuring these bills requirements will not be applied to single family homes leased as in home residential care facilities.

Position: Watch

### **STATUS**

#### **SB 436 (Wahab) Unlawful Detainer: Right to Redeem Tenancy**

SB 436 seeks to allows tenants facing eviction to retain possession of a unit if they can demonstrate proof they have applied for rental assistance. C.A.R. opposes SB 436, along with the California Apartment Association, because it seeks to nullify eviction judgements which would create legal and financial uncertainty for rental housing providers.

Position: Oppose

### **STATUS**

### **SB 522 (Wahab) Housing: Tenant Protections**

As introduced, C.A.R. opposed SB 522 which would have, among other things, forced property owners to comply with rent caps and just cause eviction laws once a housing unit was replaced or issued a new occupancy permit after being damaged or destroyed by natural disaster. As amended, SB 522 required rental housing destroyed by a disaster, if rebuilt, to be subject to the states 'just cause' eviction rules, if the property was rented to a tenant at the time it was destroyed. C.A.R. continues to oppose SB 522, along with a coalition of rental housing associations.

Position: Oppose

**STATUS**

### **SB 658 (Perez) Sale of Rental Properties: Right of First Refusal**

As amended, C.A.R. opposed SB 658 which would have established an aggressive right-of-first-refusal process. SB 658 would have prohibited the sale of damaged or destroyed properties in the Counties of Los Angeles and Ventura unless the purchaser was a nonprofit deed-restricted housing developer. Furthermore, the bill would have imposed severe penalties on homeowners for inadvertent noncompliance that included daily fines and monetary damages tied to the final sale price. In response to C.A.R.'s concerns, among others, the Senator 'gutted' the bill, and it now addresses a different issue.

Position: Watch

**STATUS**

### **SB 681 (Wahab) Eliminates Tenant Amenities and Services**

SB 681, among other things, sought to prohibit a rental property owner or their agent from charging tenants a processing fee (e.g., convenience or check-cashing fees) for the payment of rent, deposits, or other fees. The bill also would have eliminated any fee that can be charged in connection with owning a household pet. C.A.R. opposed SB 681 because it far beyond creating fee transparency and disclosure by imposing arbitrary limits and burdens that would not have served the tenants or the rental housing industry.

Position: Oppose

**STATUS**

### **SB 709 (Menjivar) Self-Storage Rental Agreement Disclosures**

This bill requires a self-storage facility to disclose in a rental agreement with a renter of a self-storage unit certain details regarding the rental agreement, promotional prices or discounts received by the renter, how the renter can terminate the rental agreement, the contact information for the owner of the self-storage facility, and if the rental fee is subject to change, and if so, the maximum rental fee that the owner could charge during the first 12 months following the date of the rental agreement.

Position: Monitored

**STATUS**

### **SB 1155 (Smallwood-Cuevas) Expands Affirmative Defenses Against Evictions**

This bill seeks to expand eviction protections to federal employees and contractors who lose income during a federal government shutdown. SB 1155 pauses evictions for nonpayment of rent, prohibits late fees, and allows tenants to assert an affirmative defense of lost income as a defense against eviction. C.A.R. opposes SB 1155 which shifts the financial burden of a government shutdown to housing providers by requiring small mom and pop landlords to absorb unpaid rent for an extended period. This bill failed passage during the senate appropriations suspense file hearing and will not be moving forward.

Position: Oppose

**STATUS**

### **SB 1160 (Durazo) Judicial Council: Eviction Data Reporting**

SB 1160 would create a publicly accessible eviction-data reporting system. C.A.R. opposes because, based on experience with the Sargent Shriver Civil Counsel Act pilot, such systems lead to increased tenant-initiated challenges that delay eviction proceedings and result in months of unpaid rent for housing providers.

Position: Oppose

### **STATUS**

#### **SB 1243 (Durazo) Unlawful Detainer: Tenant Protections for Immigrant Families Act of 2026**

This bill among other provisions would prohibit an owner of residential real property from initiating or continuing an unlawful detainer action against a tenant whose income, ability to obtain income, or financial support is impacted by immigration enforcement activities until 180 days after the conclusion of those activities. The bill would also require courts to stay pending unlawful detainer proceedings under certain conditions and would prohibit housing providers from charging or collecting late fees, interest, or other penalties related to nonpayment of rent by tenants subject to these provisions. While we recognize that immigration enforcement actions have had profound and disruptive impacts on individuals and families, we are deeply concerned that SB 1243 shifts the full financial burden of those impacts onto housing providers, many of whom are small, independent property owners. This bill failed passage during the senate appropriations suspense file hearing and will not be moving forward.

Position: Oppose

### **STATUS**

#### **SB 1296 (Durazo) Rental Property: Pet Policies**

SB 1296 requires landlords who allow pets to disclose their full pet policy, including breed and weight restrictions, all pet-related fees, pet limits, vaccination and insurance requirements, and other conditions. C.A.R. opposes these requirements as proposed as they create significant costs, especially for small housing providers.

Position: Oppose Unless Amended

### **STATUS**

#### **SB 1318 (Allen) Coastal Area Short-Term Rentals**

This bill would require the Coastal Commission to approve local restrictions on non-owner-occupied short-term rentals (STRs) in coastal areas, effectively strengthening local authority to limit STRs in the name of preserving housing. C.A.R. opposes the measure because it encourages broad prohibitions on a lawful residential use without evaluating local impacts, potentially harming small property owners who rely on STR income and reducing visitor lodging options in coastal communities that depend on tourism. This bill failed passage during the senate appropriations suspense file hearing and will not be moving forward.

Position: Oppose

### **STATUS**

#### **SB 1365 (Allen) Unlawful Business Practices: Price Gouging**

SB 1365 expands California's price gouging laws by broadening enforcement authority to include city attorneys in large cities, increasing penalties and enforcement tools under the Cartwright Act, significantly tightening restrictions on necessary rent increases during states of emergency. C.A.R. opposes SB 1365 which broadens the scope of price gouging laws, limits practical exemptions, and places additional regulatory pressure on property owners.

Position: Oppose

### **STATUS**

## **TAXATION AND GOVERNMENT FINANCE**

#### **AB 232 (Calderon) Natural disasters: Catastrophe Savings Accounts: personal income tax**

C.A.R. supports AB 232 which seeks to allow homeowners to establish a catastrophe savings account to cover expenses related to natural disasters declared by the Governor, including insurance deductibles and actual property damage or

loss, as well as wildfire prevention and home-hardening efforts. AB 232 would exclude interest earned on the account from gross income, and would allow annual income tax deductions for contributions, up to \$15,000 for those insured, and \$250,000 for those that are self-insured.

Position: Support

### **STATUS**

#### **AB 245 (Gipson) Property taxation: application of base year value: disaster relief**

Current law allows the base year value of a property that is substantially damaged or destroyed by a Governor-declared disaster, to be transferred to a comparable property in the same county, if acquired or constructed within 5 years of the disaster. C.A.R. supports AB 245 which seeks to extend that 5-year time period to 8 years for properties damaged or destroyed in the Palisades, Eaton, Hurst, Lidia, Sunset, or Woodley Fires, on or after January 7, 2025, but before February 1, 2025.

Position: Support

### **STATUS**

#### **AB 389 (Wallis) Personal Income Tax: tax credits: fire-resistant home improvements**

C.A.R. supports AB 389 which provides a tax credit between January 1, 2025 and January 1, 2030 for qualifying taxpayers who have incurred expenses related to home hardening, to prevent wildfire damage to their homes and surrounding properties. The credit would be equal to 40% of qualified expenses, including roofing, enclosed eaves, fire-resistance vents, foundation clearance and noncombustible exterior wall coverings, capped at \$400 annually and \$2,000 cumulatively, over the 5-year tax credit time period.

Position: Support

### **STATUS**

#### **AB 698 (Wicks) Local taxation; real property transfers**

Existing law generally prohibits a local government or special district from imposing a transaction or sales tax on the sale of real property. This limitation does not apply to charter cities, which may enact a transfer tax with voter approval. This bill would require a charter city's legislative body, before it adopts a transactions or sales tax on real property, to develop and post on its internet website an analysis that examines, at a minimum, the effect of the proposed transfer tax on, the production of affordable housing, and the production of market-rate housing. Further, any ballot measure that proposes a transfer tax must include that analysis in the ballot materials provided to voters.

Position: Support

### **STATUS**

#### **AB 699 (Stefani) Elections: local tax measures**

Existing law requires information on a local tax or bond measure to include in the ballot statement, the amount of money to be raised annually, and the rate and duration for which the tax is to be levied. The current requirement ensures that voters are fully informed of the overall impact to local funds, and direct impact to their own share of the tax burden. C.A.R. opposes AB 699 which would reduce transparency to voters by instead directing them to obtain the information from a separately published and mailed voter guide, rather than providing the information directly on the ballot label.

Position: Oppose

### **STATUS**

#### **AB 796 (Lowenthal) Social media platforms: advertising tax**

Beginning January 1, 2026 AB 796 would impose a tax on social media platform providers, for income derived from the purchase of digital advertising conducted on their platforms. All monies collected would be placed in the Social Media Safety Trust Fund, created by this bill under the purview of the State Treasury to fund efforts to combat the adverse effects of social media. In addition to social media advertising revenues already being taxed under the state's corporate

income tax, C.A.R. opposes AB 796 because the tax increase experienced by social media platforms will ultimately be borne by those, such as REALTORS, who commonly use social media advertising to conduct business.

Position: Oppose

### **STATUS**

#### **AB 888 (Calderon) California Safe Homes grant program**

This bill establishes a Department of Insurance-led grant program to fund home and community hardening for wildfire prevention, targeted at low-income homeowners and local government community projects, in high fire-risk areas. C.A.R. supports this direct funding for voluntary prevention measures, limiting wildfire damage risk, potentially reducing insurance premiums, and supporting homeowners' and communities' financial resiliency if disaster does occur.

Position: Support

### **STATUS**

#### **AB 1354 (Wallis) Personal Income Tax Law: credits: insurance**

For taxable years between January 1, 2025, and before January 1, 2030, AB 1354 would provide eligible taxpayers (adjusted gross income not exceeding \$150,000 for single-filers, and not exceeding \$300,000 for joint filers) a tax credit for the amount of their residential insurance premium, above their 2023 baseline premium, to help mitigate cost of insurance policy increases. Qualifying residential policies under AB 1354 include individually owned properties, with no more than 4 dwelling units, condominium units, or mobile homes.

Position: Support

### **STATUS**

#### **AB 1435 (Nguyen) Personal Income Tax Law: Corporation Tax Law: credits: cleanup costs**

In 2024, the U.S. Supreme Court in *City of Grants Pass, OR vs. Johnson*, allowed public entities to enforce no-camping ordinances, which some cities assert has resulted in an increase in unauthorized encampments and illegal dumping on private property. This bill would allow an income tax credit (vs. the current income tax deduction) for businesses owning or leasing property, for the costs incurred for encampment and illegal dumping cleanup, up to \$20,000.

Position: Watch

### **STATUS**

#### **AB 1611 (Haney) Taxation: Capital gains and losses: single-family rental homes**

This bill would prohibit taxpayers who own more than 50 single-family homes, from engaging in '1031' like kind exchange which currently allows them to sell a rental property and defer tax payment on the gain, if it is reinvested in property of equal or greater value. C.A.R. has told the author that the proposed policy is counter-productive to the stated goal of incentivizing the turnover of 'Wall Street' investment in single-family homes, compelling property owners to hold onto those homes instead.

Position: Oppose

### **STATUS**

#### **AB 1620 (Sanchez) Personal Income Tax Law: deductions: homeowners' insurance premiums**

This bill would allow residential property owners an income tax deduction in the amount of their annual homeowners' insurance premium on their primary residence. There are no caps on the deduction amount, and it would remain in effect until January 1, 2031.

Position: Support

### **STATUS**

#### **AB 1726 (Calderon) Natural disasters: catastrophe savings accounts: personal income tax**

This measure would allow homeowners to establish a catastrophe savings account to cover expenses related to natural disasters declared by the Governor, including insurance deductibles and actual property damage or loss, as well as wildfire prevention and home-hardening efforts. Limited to taxable years between January 1, 2027 and January 1, 2032, it would also exclude interest earned on the account from gross income, and allow annual income tax deductions for contributions, up to \$15,000 for those insured, and \$250,000 for those that are self-insured.

Position: Support

### **STATUS**

#### **AB 1919 (Pellerin) Santa Cruz Metropolitan Transit District: transactions and use tax: Qualified voter initiative**

The 2017 California Supreme Court decision in California Cannabis Coalition v. City of Upland created legal ambiguity around vote threshold requirements for local special taxes, depending on whether it was proposed by a local governing body, or by citizen initiative. Known as the 'Upland loophole,' this has been interpreted to mean the two-thirds vote threshold required for local government-proposed taxes may not apply to citizen initiative-proposed taxes, allowing them to pass with a simple majority (50% + 1) vote instead. The result has been a significant increase in proposed special taxes through the citizen initiative process. This bill would create specific legal authority for the Santa Cruz Metropolitan Transit District, to pass a special sales tax, by citizen-led initiative, which is not currently allowed.

Position: Oppose

### **STATUS**

#### **AB 2022 (Gonzalez) Property taxation: Exemption: disabled veteran homeowners**

Current law allows partial property tax exemptions for disabled veterans, based on specific income limits. Instead, AB 2022 would provide a full property tax exemption regardless of income, from January 1, 2027, to January 1, 2032, for veterans who are disabled as a result of their service and limits them from receiving additional property tax exemptions if they receive this. The exemption would extend to the principal residence of a disabled veteran's widowed, unmarried spouse in the same amount they would have been entitled to if the veteran were alive. C.A.R. is pleased to support AB 2022 which would fully exempt from taxation, property that is owned by and is the principal residence of a veteran or their spouse, if the veteran is 100% disabled. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Support

### **STATUS**

#### **AB 2180 (Ward) Local government: Proposition 218 Omnibus Implementation Act: Proportional cost of service**

This bill would allow water agencies statewide to estimate the costs of water use for aggregated tiers of users sharing certain characteristics, rather than charging fees based on actual per-parcel use, as is required under Proposition 218. Under current law, agencies are not allowed to distribute costs incurred by one user across a broader group when individual use can be reasonably determined. Recent court decisions have created conflicting guidance with some requiring strict adherence to Prop 218 and others allowing for broader interpretation where parcels' use cannot be directly determined. This bill would mandate the broader interpretation statewide.

Position: Oppose

### **STATUS**

#### **AB 2394 (Lee) Personal Income Tax Law: exclusions: real property**

This bill proposes a state capital gain holiday for those 60+ years old, who have owned their homes for at least twenty years, to assist those who cannot afford to sell their homes due to capital gain consequences, in order to free up housing stock for the next generation of homebuyers. C.A.R. has been working with the author who has accepted amendments to reduce the eligible age to 55+ years to align with Proposition 60/90 benefits, and require sellers to live in the home for at least two of the last five years before sale.

Position: Support

### **STATUS**

#### **AB 2484 (Alvarez) San Diego Metropolitan Transit System: transactions and use tax: Voter initiatives**

The 2017 California Supreme Court decision in California Cannabis Coalition v. City of Upland created legal ambiguity around vote threshold requirements for local special taxes, depending on whether it was proposed by a local governing body, or by citizen initiative. Known as the 'Upland loophole,' this has been interpreted to mean the two-thirds vote threshold required for local government-proposed taxes may not apply to citizen initiative-proposed taxes, allowing them to pass with a simple majority (50% + 1) vote instead. The result has been a significant increase in proposed special taxes through the citizen initiative process. This bill would create specific legal authority for the San Diego Metropolitan Transit District, to pass a special sales tax, by citizen-led initiative, which is not currently allowed.

Position: Oppose

### **STATUS**

#### **SB 23 (Valladares) Property taxation: exemption: disabled veteran homeowners**

Currently, disabled veterans receive a partial property tax exemption on their primary residence, depending on their household income. This bill would instead allow a full property tax exemption for 100% disabled veterans regardless of household income, and like current law, extend that exemption to their unmarried, widowed spouse. The bill would sunset January 1, 2035.

Position: Support

### **STATUS**

#### **SB 268 (Choi) Income taxes: gross income exclusions: state of emergency: natural disaster settlement**

C.A.R. originally supported SB 268 as introduced, which would have allowed an income tax exclusion for any settlement funds received, to replace property damaged or destroyed by a Governor-declared natural disaster. As amended the bill was broadened beyond disaster settlements to also include all 'accidental or human-caused events.' As amended, C.A.R. 'favors' the bill which no longer focuses on disaster response recovery.

Position: Favor

### **STATUS**

#### **SB 269 (Choi) Personal Income Taxes: Fire Safe Home Tax Credits Act**

SB 269 seeks to allow an income tax credit qualifying taxpayers (adjusted gross income not exceeding \$70,000 for single filers and not exceeding \$140,000 for joint-filers) for both home-hardening expenses (max \$10,000) and vegetation management (max \$1,000) for up to 50% of the costs incurred annually, based on the property location. The bill provisions would sunset January 1, 2031.

Position: Support

### **STATUS**

#### **SB 284 (Seyarto) Property taxation: change in ownership: family homes and farms**

Currently when inheriting a home or farm, to retain the Proposition 13-protected property tax base year value without triggering a reassessment, eligible transferees must move into a home, claim it as their principal residence, and file for their basic homeowner exemption within a year of receiving the property. Married individuals are allowed to consolidate or transfer property ownership between spouses, in the case of separation or divorce, without triggering a reassessment. However, consolidation or transfers between other eligible transferees, such as siblings, within that same year are not exempted from reassessment. This has become problematic in cases where parents or grandparents establish trusts or name all their children or grandchildren as heirs, and there are multiple transfers to consolidate ownership. C.A.R. supports SB 284 which would allow one year for an eligible group of transferees, like siblings, to consolidate property ownership, determine who will claim principal residence and apply for basic homeowners' exemption, without triggering multiple reassessments.

Position: Support

**STATUS**

**SB 296 (Archuleta) Property taxation: exemption: disabled veteran homeowners**

Currently, disabled veterans receive a partial property tax exemption on their primary residence, depending on their household income. This bill, nearly identical to SB 23 (Valladares), would instead allow a full property tax exemption for 100% disabled veterans regardless of household income, and like current law, extend that exemption to their unmarried, widowed spouse. The bill would sunset January 1, 2036.

Position: Support

**STATUS**

**SB 336 (Wiener) Real property tax: welfare exemption: moderate-income housing**

California offers a partial property tax welfare exemption for rental housing operated by qualifying nonprofits (including religious, hospital, scientific, and charitable funds), serving low-income households. This bill would expand that exemption to include both low and moderate-income households. C.A.R. opposes the expansion of property tax exemptions for such households that would only extend to nonprofit corporations.

Position: Oppose

**STATUS**

**SB 512 (Perez) District elections: initiatives**

C.A.R. opposes this bill which would allow voters in districts that are already authorized to impose a sales and use tax for transportation purposes, to do so as a 'citizen initiative' requiring only a majority vote, rather than the usual two-thirds vote for a special tax. There is currently some legal ambiguity regarding the vote thresholds for certain special taxes which some local governments have used as authorization to bypass the two-thirds vote requirement for special taxes. SB 512 would codify and expand the practice of utilizing 'citizen initiatives' as a method to pass transportation sales and use tax measures with a lower vote threshold.

Position: Oppose

**STATUS**

**SB 566 (Grove) Real property tax: Personal Income Tax Law: homeowners' exemption: renter's credit**

California's current homeowners' exemption allows a \$7,000 reduction in assessed property value for a principal residence, for property tax purposes. This bill would increase that exemption, for property owners 62 years or older, to \$50,000. Because the California Constitution requires a comparable increase in renters' benefits whenever the homeowners' exemption is increased, the bill would also offer renters 62 years or older, an increased income tax credit as follows: the \$120 credit for spouses filing joint returns, heads of household, and surviving spouses, would increase to \$550 if one of the spouses is 62 years or older; the \$60 credit for individuals would increase to \$275. These increases would take effect January 1, 2026.

Position: Support

**STATUS**

**SB 603 (Niello) Property taxation: transfer of base year value: disaster relief**

Current law allows the base year value of a property that is substantially damaged or destroyed by a Governor-declared disaster, to be transferred to a comparable property in the same county, if acquired or constructed within 5 years of the disaster. SB 603 would allow the Board of Supervisors for a county affected by any Governor-declared disaster after January 1, 2025 and before January 1, 2030, to extend the time period to transfer the base year property value from 5 years to 8 years.

Position: Support

**STATUS**

### **SB 623 (Archuleta) / SCA 4 (Archuleta) Property taxation: homeowners', veterans', and disabled veterans' exemptions**

Existing law allows an eligible property owner to claim a property tax exemption for their principal residence, including the homeowners' exemption, veterans' exemption or disabled veterans' exemption, but does not permit more than one exemption at a time. SB 623 and SCA 4 pair to allow a qualified homeowner to combine veterans' and disabled veterans' exemptions with the homeowners' exemption, on their principal residence.

Position: Support

#### **STATUS**

### **SB 789 (Menjivar) Vacancy tax: commercial property**

C.A.R. opposes SB 789, which would have imposed a \$5-per-square-foot annual tax on vacant commercial property that remained unused for 182 consecutive or nonconsecutive days, as well as a 75% penalty on taxpayers liable for making an intentional misstatement or fraudulent claim. Those funds would have supported the California Dream for All Fund, prioritizing assistance for first-time homebuyers. The bill was amended to instead create additional burdens on property owners by forcing all commercial property owners to register with the California Department of Tax and Fee Administration and file an annual information-return, including information on whether any buildings were vacant in the previous calendar year. It would also impose a \$10 penalty per property for failure to file the return.

Position: Oppose

#### **STATUS**

### **SB 802 (Ashby) State Mandated Restructuring of the Sacramento Region Joint Powers Authority**

C.A.R. opposes this bill which seeks to restructure the Sacramento Housing and Redevelopment Agency (SHRA) joint powers authority (JPA), significantly altering the decision-making and funding oversight roles of the existing JPA's participants: County of Sacramento, and the Cities of Citrus Heights, Elk Grove, Folsom, Rancho Cordova, and Sacramento. Currently these JPA participants can collaborate on policy and funding but maintain their autonomy and independent authority over their jurisdiction's tax increment funding, federal and state funding, and the programs and services that funding supports. SB 802 would require local governments in the Sacramento Region to transfer their housing funds, including previously allocated tax increment revenues from former redevelopment areas, and new federal, state, and local funds, to a new regional agency, mandated by the state.

Position: Oppose

#### **STATUS**

### **SB 1053 (Niello) Property taxation: transfer of base year value: disaster relief**

Current law allows the base year value of a property that is substantially damaged or destroyed by a Governor-declared disaster, to be transferred to a comparable property in the same county, if acquired or constructed within 5 years of the disaster. In response to specific disasters such as the 2018 Camp Fire and the 2025 Winter Fires, the Legislature has allowed a three-year extension of that timeline, to give property owners additional time to identify or rebuild new homes. This bill would similarly allow the Board of Supervisors for a county affected by any Governor-declared disaster or emergency after January 1, 2026, and before January 1, 2031, to extend the time period for base year value transfer, from five years to eight years. C.A.R. is pleased to support SB 1053 (Niello), which would provide natural disaster victims with damaged or destroyed homes, an additional three years to acquire a comparable property or construct a new home within the same county and maintain their base year property tax value. During the senate appropriations suspense file hearing, this bill passed and is now pending on the senate floor.

Position: Support

#### **STATUS**

### **SB 1084 (Alvarado-Gil) Personal income taxes: Fire Safe Home Tax Credits Act**

This proposes a personal income tax credit between January 1, 2027 and January 1, 2032 for home hardening and vegetation management for homeowners' primary residences in both high and very-high risk areas. Eligibility would be

limited to taxpayers with annual earnings up to \$70,000/year-single filers and \$140,000/year-joint filers, and the credit would be up to \$5,000 for homes in high-fire areas, and \$10,000 for those in very-high-fire areas. Statewide the total credit allocation could not exceed \$50,000,000, and taxpayers would need to apply to the Franchise Tax Board for a credit reservation.

Position: Support

#### **STATUS**

#### **SB 1352 (Valladares) Property taxation: newly constructed: reconstructed property**

Current law allows a home to be rebuilt after a major disaster, without being reassessed, as long as its replacement is 'substantially equivalent.' This bill would clarify the definition of 'substantially equivalent' to mean up to 110% of a home's original size, for homeowners to retain their property tax basis when rebuilding a property damaged or destroyed by disaster, and allowing them flexibility to improve resiliency and update building standards, without triggering a property tax reassessment.

Position: Support

#### **STATUS**

#### **SB 1415 (Arreguin) Property Tax Welfare Exemption: Moderate Income Housing**

This bill would expand the partial property tax welfare exemption for rental housing operated by qualifying nonprofits serving low-income households (80% of area median income), to also include moderate-income households (120% of area median income). New development, whether exempt or not, generates increased demand for local services including fire, public safety, roads, water, and sanitation. Restricting property taxes for such resources should be done only when necessary, which is not the case for constructing moderate-income homes. Further, if new moderate-income units are property-tax subsidized, surrounding property owners, including those who are also moderate income, will be shouldering a disproportionate share of the property tax burden for increased service need. For these reasons, C.A.R. is opposed to SB 1415. This bill failed passage during the senate appropriations suspense file hearing and will not be moving forward.

Position: Oppose

#### **STATUS**

### **TRANSACTIONS AND REGULATORY**

#### **AB 1 (Connolly) Residential Property Insurance: wildfire risk**

AB 1 would require the California Department of Insurance to review and consider updates to the Safer from Wildfires regulations every five years, to ensure that the regulations continue to reflect the evolving consumer and industry needs.

Position: Support

#### **STATUS**

#### **AB 69 (Calderon) Fair Plan**

AB 69 requires a broker of record to determine whether a FAIR Plan policy can be replaced with a voluntary market insurance policy at renewal. This could reduce reliance on the more costly and less protective FAIR plan and help relieve some of the pressure on the plan.

Position: Support

#### **STATUS**

#### **AB 75 (Calderon) Residential Property Insurance Images**

AB 75 will require admitted insurers to notify residential property insurance policyholders if aerial images may be taken of the insured property and to provide access to those images upon request. Carriers may not base a termination decision on aerial images older than 180 days. Additionally, policyholders who have been subject to a decision to terminate coverage based on an aerial image will have the right to dispute the accuracy of the image, and to verify

remediation of the issues leading to those decisions. C.A.R. in part to ensure that homeowners won't be blindsided by sudden non-renewals based on undisclosed aerial surveillance. AB 75 also gives homeowners a chance to address concerns before having their policies cancelled.

Position: Support

### **STATUS**

#### **AB 83 (Pacheco) Elder Abuse**

AB 83 would enact the California Elder Abuse Financial Protection Act, which would authorize a depository institution to take specified actions, including to not act in compliance with the elder's or their agents' instructions when the institution has reason to believe that an elder is the victim or target of financial abuse. These actions may be halted by a court order.

Position: Favor

### **STATUS**

#### **SB 84 (Niello) Disability Access: construction-related accessibility claims: notice of violation and opportunity to correct**

SB 84 would prohibit a construction-related accessibility claim for statutory damages to be initiated in a legal proceeding against a defendant unless they have been given notice and 120 days to cure any violations.

Position: Favor

### **STATUS**

#### **AB 226 (Calderon and Alvarez) California Fair Plan Association**

AB 226 authorizes the FAIR Plan to secure bond funds from the California Infrastructure and Economic Development. These bonds, if issued, will provide an immediate cash infusion into the FAIR Plan. All costs of issuing these bonds are solely born by insurers and there are no costs to consumers or taxpayers. Under current law, there is no way for insurers to immediately address the assessments required under law when the FAIR plan cannot pay claims. Without this bill, the only option available to admitted carriers in California is to reduce their exposure to assessments from the FAIR plan by non-renewing existing policies, further exacerbating California's insurance challenges.

Position: Support

### **STATUS**

#### **AB 238 (Harabedian) Mortgage Forbearance: state of emergency: wildfire**

AB 238 would allow borrowers experiencing financial hardship directly due to the wildfire disaster described in the proclamation of a state of emergency issued by Governor Gavin Newsom on January 7, 2025, or the federally declared disaster, declared on January 8, 2025, related to the Eaton Wildfire, the Palisades Fire, and the Straight-line Winds, to request forbearance on their residential mortgage loan in 90 day increments up to 12 months. C.A.R. requested and supported amendments to address lender concerns which ensure that the forbearance would not have an adverse impact on lending in the state. Those amendments were added to the bill. C.A.R. has further requested the following amendments that would allow a support position, per direction from the Spring Board of Directors of meeting 1) ensuring that no negative credit reporting impact arises due to borrowers; and 2) that the legislation exempt small lenders making or servicing 5 or less loans a year.

Position: Support if amended

### **STATUS**

#### **AB 455 (Ortega) Real Estate: environmental hazards: third hand smoke**

AB 455 requires sellers of single-family homes to disclose if they have actual knowledge of 'thirdhand smoke' residue, chemicals left behind from past smoking or vaping, inside the property. It additionally requires the state's Environmental Hazards booklet, which is given to homebuyers, to be updated with new information on thirdhand

smoke, including mitigation strategies. C.A.R. negotiated amendments with Assembly Member Ortega to ensure there was an actual knowledge standard for the disclosure.

Position: Watch

### **STATUS**

#### **AB 493 (Harabedian) Mortgages: hazard insurance proceeds**

Mandates mortgage lenders to pay homeowners at least 2% annual interest on insurance proceeds held in escrow following property damage or loss, such as from wildfires. This requirement aligns with existing laws that mandate interest payments on other escrowed funds like property taxes and insurance. The bill will help homeowners receive the interest earned by providing them with additional financial support during the rebuilding process. AB 493 is an urgency bill, which means that a 2/3 majority vote is required, and the bill will take effect immediately.

Position: Support

### **STATUS**

#### **AB 597 (Harabedian) Public Insurance Adjusters**

AB 597 aims to enhance consumer protections in California by further regulating the practices of public insurance adjusters. The bill mandates that contracts between public adjusters and policyholders clearly describe the services provided, including specific claims and coverages. It prohibits adjusters from charging fees based on amounts paid by insurers before the contract date or for claims not covered by the adjuster's services. It also extends the policyholder's right to cancel the contract within five days to include situations involving states of emergency and allows cancellation without a time limit if the adjuster misrepresents facts or violates solicitation restrictions. These provisions apply to both residential and certain commercial property insurance policies. C.A.R. supports AB 597 because it strengthens protections for homeowners who hire public insurance adjusters to help with insurance claims, especially after disasters like wildfires. The bill is also supported by the California Department of Insurance.

Position: Support

### **STATUS**

#### **AB 723 (Pellerin) Real Estate: digitally altered images: disclosure**

C.A.R. maintains an oppose unless amended position on AB 723, which would require disclosure of digitally altered images and require a non-altered image to be included if a digital altered image is utilized. AB 723 is a duplicative bill because disclosure of digitally altered images is already considered required under the Real Estate Advertising Law and general false or misleading advertising laws. The bill's provisions also may increase advertising costs without delivering meaningful benefits to buyers or sellers. C.A.R. is seeking amendments to clarify that disclosure is only required when altered images alter the real property in a significant or 'material' manner.

Position: Oppose Unless Amended

### **STATUS**

#### **AB 851 (McKinnor) Real property transactions: County of Los Angeles wildfires: unsolicited offers**

AB 851 prohibits buyers from making unsolicited offers to purchase residential properties in specified ZIP codes (fire areas) within the county until January 1, 2027. It requires both buyer and seller to execute a written attestation affirming compliance with this provision prior to the close of escrow. If a seller receives an unsolicited offer and proceeds with the sale, they have the right to cancel the contract within four months after the close of escrow. Violations of these provisions by licensed real estate professionals may result in disciplinary actions. The bill also authorizes enforcement through civil actions by the Attorney General or local authorities. C.A.R. originally had an oppose unless position on this measure as it was introduced but removed opposition after negotiating amendments to ensure transactions can move smoothly for consumers by ensuring marketability and proper chain of title. AB 851 is an urgency bill, which means that a 2/3 majority vote is required, and the bill will take effect immediately.

Position: Watch

### **STATUS**

### **AB 1033 (Lackey) Eminent domain: appraisals: compensation**

AB 1033 would increase the amount of money that a public entity must pay to a landowner for a private appraisal of property when the public entity is seeking to purchase the property using eminent domain.

Position: Favor

#### **STATUS**

### **AB 1278 (Harabedian) Insurance Proceeds: Interest Payments**

AB 1278 clarifies last year's AB 493 (Harabedian) which allowed homeowners to receive interest on post-loss insurance payouts at a rate of at least 2% simple interest per annum. AB 1278 adds an alternative method of payment by allowing a financial institution to pay interest via a check drawn directly to the homeowner.

Position: Support

#### **STATUS**

### **AB 1406 (Ward) Subdivisions: disbursement of deposits**

Under current law, a property purchaser's deposit for an unbuilt unit in a subdivision is protected by being deposited into an escrow account or a purchase money bond is furnished. AB 1406 would upend these protections by allowing the full deposit amount to be disbursed to developers to pay for construction costs and eliminating the 3 percent cap on liquidated damages that currently exists. If the buyer is unable to close on the transaction, the buyer could lose their entire deposit. Surety bonds proposed in the bill may not actually exist and are intended to protect the developer and may not protect the buyer.

Position: Oppose

#### **STATUS**

### **AB 1430 (Bennett) County recorders: fees**

AB 1430 raises the maximum recording fee from \$10 to \$15 for the first page and from \$3 to \$4 per additional page, while ensuring fees cannot exceed actual county costs. It also reallocates where fee revenue goes by directing all fees to support the recorder's office. C.A.R. is neutral on the issue of the cost increases as they reflect cost of living adjustments and will help speed up transactions by reducing delays in closings due to recorder processing issues. C.A.R. maintains a 'SUPPORT IF AMENDED' position on the bill if it is amended to add a cost study to look at potential fees associated with guaranteed same day e-recordings in all counties.

Position: Support if Amended

#### **STATUS**

### **AB 1559 (Calderon) Residential property insurance images**

Sponsored by the Insurance Commissioner, AB 1559 focuses on how insurance companies use aerial imagery, such as satellite or drone photos, when making decisions about homeowners' insurance coverage. Under the bill, insurers are required to notify homeowners when aerial imagery is being used and to provide those images upon request. It also restricts insurers from taking adverse actions based on older or unverified images and gives homeowners the opportunity to dispute the accuracy of those images or correct any issues before coverage is canceled or not renewed. This bill is largely a reintroduction of AB 75 (Calderon, 2025), which was held in the Senate last year.

Position: Support

#### **STATUS**

### **AB 1597 (Castillo) Notary Public: service fees**

AB 1597 increases the maximum fee for common notarial acts such as acknowledgments and jurats from \$15 to \$20 per signature and raises certain deposition-related fees as well. The bill does not eliminate fee caps but instead updates them while keeping the overall regulatory structure in place. The increase tracks the cost of living and does not alter the overall fee structure.

Position: Watch

## STATUS

### **AB 1642 (Harabedian) Wildfires: Contamination standards**

AB 1642 directs the state to develop uniform standards for testing and remediating wildfire contamination in residential properties, including smoke, ash, and debris. The goal is to create clear, health-based benchmarks for when a property is safe to reoccupy and to reduce disputes between property owners, insurers, and other parties following a wildfire. C.A.R. opposes the bill as it does not clearly define the geographic scope of impacted properties, particularly what constitutes a downwind or ash-impacted area.

Position: Oppose Unless Amended

## STATUS

### **AB 1725 (Caloza) Residential Buildings: Oil Well Disclosures; Methane Mitigation Systems**

This bill requires disclosure for residential properties located near (within 300 feet) oil wells and for rental property near oil wells to undergo testing for methane and other petroleum-related gases. C.A.R. opposes the bill because it imposes unclear and potentially expansive requirements based on proximity to wells that are often poorly mapped or undocumented, creating significant uncertainty in transactions, increasing costs for sellers, and exposing agents to additional liability. C.A.R. is seeking amendments that would relieve sellers and agents of liability by incorporating this into the Natural Hazards Disclosure Report and the Environmental Hazards Booklet. This bill failed passage during the assembly appropriations suspense file hearing and will not be moving forward.

Position: Oppose Unless Amended

## STATUS

### **AB 1776 (Aguilar-Curry) Cartwright Act: violations**

AB 1776 would significantly broaden anti-trust law in California by greatly expanding the type of business conduct that may be subject to anti-trust enforcement. The bill would allow enforcement for single-firm conduct, meaning if one company that has a significant market share of business acts in an anticompetitive way, they can be sued for anti-trust. This could have adverse impacts for both C.A.R. and brokerages as well as MLSs. C.A.R. is working in coalition with a broad business coalition to oppose this bill.

Position: Oppose

## STATUS

### **AB 1827 (Chen) Small Claims Court: jurisdiction**

This bill updates California's small claims court system by increasing the maximum recovery amount for individuals from \$12,500 to \$15,000 and permitting three such claims per year. C.A.R. supports the bill because it allows more common real estate-related disputes, such as rent deposit issues, minor contract breaches, or property damage claims, to be resolved efficiently without costly litigation in superior court. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Support

## STATUS

### **AB 1842 (Harabedian) California Emergency Mortgage Relief Act**

AB 1842 would require mortgage servicers to grant extended forbearance to homeowners whose properties are rendered uninhabitable due to a declared emergency while restricting fees, interest, and credit reporting during the forbearance period. C.A.R. opposes the bill due to significant concerns from the lending community that the mandates could conflict with federal and investor loan requirements and ultimately lead to tighter credit standards, reduced loan availability, and higher borrowing costs.

Position: Oppose

## STATUS

### **AB 1847 (Harabedian) Mortgage Forbearance**

AB 1847 would significantly expand wildfire-related mortgage relief by extending the allowable forbearance period from 12 months to up to 36 months, extending the application deadline to 2029, and requiring servicers to offer repayment deferral options rather than lump-sum repayment. C.A.R. opposes the bill due to concerns that prolonged and mandated forbearance requirements interfere with mortgage servicing and investor obligations, increase risk in the secondary mortgage market, and could ultimately result in tighter lending standards.

Position: Oppose

**STATUS**

### **AB 1957 (Pacheco) Mortgages: Foreclosures**

AB 1957 (Pacheco) would repeal key foreclosure protections established under SB 1079 (Skinner, 2020) by eliminating the post-foreclosure bidding process that currently gives prospective owner-occupants and nonprofits a 45-day opportunity to purchase foreclosed properties before investors, while still preserving those rights for current tenants. C.A.R. opposes the bill unless amended to preserve the owner-occupant provisions because they are critical to ensuring homes remain accessible to individuals and families rather than being absorbed into investor portfolios and removing them would undermine homeownership opportunities and neighborhood stability.

Position: Oppose unless amended

**STATUS**

### **AB 2224 (Hadwick) County Recorder Fees**

AB 2224 would increase county recorder fees for recording documents from \$10 to \$15 for the first page and from \$3 to \$4 for each additional page, while removing certain existing add-on fees and tying charges to the reasonable cost of providing recording services. C.A.R. is neutral on the bill because the fee adjustments reflect a cost-of-living increase to support county operations rather than creating a new or expanded fee structure on real estate transactions.

Position: Watch/Neutral

**STATUS**

### **AB 2705 (Dixon) Property Taxation: Tax Defaulted Property Sales**

AB 2705 modifies how claims for excess proceeds from tax-defaulted property sales are handled by allowing property owners and other interested parties to enter into agreements with third parties to recover those funds, subject to disclosure requirements and a cap on fees. C.A.R. opposes the bill because it opens the door for third-party actors to target vulnerable property owners and undermines consumer protections by removing the requirements of third parties to disclose to property owners the amount of excess funds they would be receiving.

Position: Oppose

**STATUS**

### **SB 641 (Ashby) Department of Consumer Affairs and Department of Real Estate: states of emergency: waivers and exemptions**

SB 641 allows the Department of Real Estate and the Department of Consumer Affairs to waive certain licensing requirements, including but not limited to continuing education and license renewal deadlines when the licensee or applicant's home or business is in a disaster area. The bill also allows the DRE commissioner to discipline licensees who make unsolicited offers on behalf of themselves or others for less than the fair market value of property when that property is in a declared federal, state, or local emergency area, for the duration of the declared emergency and for one year after.

Position: Watch

**STATUS**

### **SB 688 (Niello) Office of Regulatory Counsel**

SB 688 would create a new Office of Regulatory Counsel to help state agencies draft clearer and more consistent regulations. C.A.R. supports SB 688 due to the need to increase the clarity and guidance provided by regulations. The new office would operate under the Governor with an appointed director.

Position: Support

#### **STATUS**

#### **SB 876 (Padilla) Fire and Residential Property Insurance**

SB 876 is a sweeping insurance measure introduced in response to widespread complaints from wildfire survivors about delayed payouts, claim denials, and inadequate estimates that have slowed rebuilding following recent catastrophic fires. The bill seeks to broadly restructure how residential property insurance claims are handled in disaster situations, including accelerating claims payment timelines, requiring insurers to offer enhanced coverage options such as extended and guaranteed replacement cost, increasing minimum coverage levels and additional living expense benefits during declared emergencies, mandating insurer disaster response plans, and imposing stricter penalties for unfair claims practices.

Position: Not Rated - Position Pending

#### **STATUS**

#### **SB 877 (Perez) Residential Property Insurance: loss estimate transparency**

SB 877 would require insurers to provide the named insured every version of all claim-related documents (including initial and revised loss estimates) within 15 calendar days of their creation. Insurers must also disclose the full name and title of everyone who made, ordered, reviewed, or approved changes to those documents along with a detailed explanation of why each change was made.

Position: Not Rated - Position Pending

#### **STATUS**

#### **SB 878 (Perez) Insurance Payment Accountability Act**

SB 878 would set strict prompt-payment standards for fire and residential property insurance claims by codifying deadlines insurers must meet when responding to and paying covered claims arising on or after January 1, 2027, and by imposing automatic 20% per-year interest penalties plus attorney fees on amounts that are not paid on time. It also requires insurers to quarterly report their compliance data to the California Department of Insurance.

Position: Not Rated - Position Pending

#### **STATUS**

#### **SB 911 (Becker) Transfer of real property: fire hazard severity zones**

SB 911, as proposed to be amended with C.A.R. negotiated language, would allow the AB 38 defensible space compliance agreements made between buyer and seller to be disclosed on the Preliminary Change of Ownership Report (PCOR) form completed by the buyer during the transfer process. Applicable fire entities would then be able to access the information for the purpose of inspecting properties.

Position: Watch/Neutral

#### **STATUS**

#### **SB 1076 (Perez) Admitted Insurance Carriers: residential coverage**

SB 1076, the Insurance Coverage for Fire-Safe Homes Act, would require insurers to offer and renew homeowners' insurance policies for properties that meet state-defined wildfire mitigation standards, including home hardening and defensible space requirements, effectively mandating coverage for qualifying properties. The potential complications of such mandates could have adverse impact on the Sustainable Insurance Strategy, which C.A.R. and many business and shelter industry groups support.

Position: Oppose

#### **STATUS**

### **AB 2024 (Nguyen) Outdoor Advertising Displays**

This bill makes targeted, practical updates to the Outdoor Advertising Act by ensuring that permit applications for advertising displays along newly constructed or realigned highways are not unnecessarily delayed once those roadways are open to the public. By prohibiting the Department of Transportation from delaying not only acceptance, but also the review and processing of these applications, the bill provides needed certainty and timeliness in the permitting process. C.A.R. supports AB 2024 because it promotes clarity and predictability in land use and permitting decisions, principles that are essential to a well-functioning real estate market and infrastructure environment. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Support

#### **STATUS**

### **AB 2190 (Nguyen) Outdoor Advertising Displays: Website Accessibility**

This bill takes an important step forward by providing clear, objective standards for website accessibility, including alignment with recognized benchmarks such as WCAG standards. It also creates practical compliance pathways, including the use of accessibility pages, digital accessibility reports, and ongoing monitoring practices, which will help businesses proactively identify and remediate barriers. Equally important, the bill introduces reasonable guardrails around liability by establishing an affirmative defense for businesses that act in good faith to maintain accessible websites and promptly correct identified barriers. REALTORS strongly support policies that promote equal access to housing, services, and information for individuals with disabilities. During the assembly appropriations suspense file hearing, this bill passed and is now pending on the assembly floor.

Position: Support

#### **STATUS**

### **SB 1123 (Wiener) Administrative Procedure Act: Major Regulations**

This bill improves the accuracy and transparency of regulatory impact analyses by requiring agencies to account for offsetting benefits, savings, and broader impacts when estimating the economic effects of proposed regulations. Too often, current analyses focus primarily on costs, resulting in an incomplete picture of a regulation's true impact. For REALTORS who are directly affected by a wide range of state regulations, balanced and realistic economic assessments are essential to informed policymaking and avoiding unintended consequences that can affect housing affordability and market stability. During the senate appropriations suspense file hearing, this bill passed and is now pending on the senate floor.

Position: Support

#### **STATUS**