

## CREIA

### Legislative Report

*February 10, 2023*

**AB 11 [Jackson D](#) Affordable California Commission. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 1/26/2023- ASSEMBLY A. & A.R.

*Current:* Introduced: 12/5/2022

Existing law declares that the availability of housing is of vital statewide importance. Existing law declares that the provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government. Existing law declares that housing prices in California have risen dramatically in all parts of the state in the past decade, while the wealth gap, especially the racial wealth gap, continues to be a growing problem in California. Existing law establishes various programs for the development and preservation of affordable housing, including the Affordable Housing Revolving Development and Acquisition Program and the California Dream for All Program. This bill would create the Affordable California Commission. The bill would require that the commission be composed of 11 members, including 9 members appointed by the Governor, the Speaker of the Assembly, and the President pro Tempore of the Senate, as provided, and one member each from the Assembly and the Senate, who would serve as ex officio nonvoting members, as specified. The bill would prescribe the goals of the commission, which include studying the causes and effects of the rising cost of living in California and developing solutions toward making California a more affordable place to live, as specified. The bill would require the commission to complete 2 reports describing the commission's findings and recommendations, as specified. The bill would repeal these provisions as of January 1, 2027.

**AB 38 [Lee D](#) Light pollution control. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 1/26/2023- ASSEMBLY B.&P.

*Current:* Introduced: 12/5/2022

Existing law, the California Building Standards Law, establishes the California Building Standards Commission within the Department of General Services and sets forth its powers and duties, including approval and adoption of building standards and codification of those standards into the California Building Standards Code. Existing law, the Warren-Alquist State Energy Resources Conservation and Development Act, requires the State Energy Resources Conservation and Development Commission to adopt, among other regulations, lighting and other building design and construction standards that increase efficiency in the use of energy for new residential and nonresidential buildings to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy, including energy associated with the use of water, and to manage energy loads to help maintain electrical grid reliability. Existing law also requires the commission to adopt standards for minimum levels of operating efficiency and other cost-effective measures to promote the use of certain energy- and water-efficient appliances. This bill would require, with certain exceptions, a state agency, as defined, to ensure that an outdoor lighting fixture that is installed or replaced on or after January 1, 2024, on a

structure or land that is owned, leased, or managed by the state agency is shielded, as defined, and meets additional specified criteria. This bill contains other existing laws.

**AB 42 [Ramos D](#) Tiny homes: fire sprinkler requirements. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 1/26/2023- ASSEMBLY H. & C.D.

*Current:* Introduced: 12/5/2022

The Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Existing law prohibits a local agency from requiring an accessory dwelling unit to provide fire sprinklers, if they are not required for the primary residence. This bill would prohibit a local agency from imposing or enforcing any requirement to provide fire sprinklers for any dwelling with a total floor area of less than 500 square feet.

**AB 49 [Soria D](#) Affordable housing. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 12/5/2022- ASSEMBLY PRINT

*Current:* Introduced: 12/5/2022

Existing law establishes various housing programs, including the Affordable Housing Revolving Development and Acquisition Program for the purpose of funding the acquisition of property to develop or preserve affordable housing. The program is administered by the Department of Housing and Community Development. This bill would express the intent of the Legislature to enact legislation that would increase the supply of affordable housing and reduce homelessness.

**AB 221 [Ting D](#) Budget Act of 2023. (Introduced: 1/10/2023)**

[Leginfo Link](#)

*Location:* 1/26/2023- ASSEMBLY BUDGET

*Current:* Introduced: 1/10/2023

This bill would make appropriations for the support of state government for the 2023–24 fiscal year. This bill contains other related provisions.

**AB 225 [Grayson D](#) Real property: environmental hazards booklet. (Introduced: 1/11/2023)**

[Leginfo Link](#)

*Location:* 1/11/2023- ASSEMBLY PRINT

*Current:* Introduced: 1/11/2023

Existing law requires the Department of Real Estate to develop a booklet to educate and inform consumers on, among other things, common environmental hazards that are located on, and affect, real property. Existing law requires the types of common environmental hazards to include, but not be limited to, asbestos, radon gas, lead-based paint, formaldehyde, fuel and chemical storage tanks, and water and soil contamination. This bill would express the intent of the Legislature that when the booklet is next updated, as existing resources permit or as private resources are made available, it be updated to include 3 new sections on wildfires, climate change, and sea level rise, as specified. The bill would require the State Department of Public Health to seek

the advice and assistance of departments within the Natural Resources Agency in the writing of the booklet, as specified.

**AB 267 [Bauer-Kahan D](#) Fire protection: tents: nonflammable materials. (Amended: 2/9/2023)**

[Leginfo Link](#)

*Location:* 2/9/2023- ASSEMBLY EMERGENCY MANAGEMENT

*Current:* Amended: 2/9/2023

Existing law establishes the Office of the State Fire Marshal in the Department of Forestry and Fire Protection and requires the office to aid in the enforcement of specified laws and ordinances relating to fires or fire prevention and protection. Existing law requires the State Fire Marshal to prepare and adopt rules and regulations establishing minimum requirements for the prevention of fire and panic in connection with the use of tents, awnings, or other fabric enclosures. Existing law provides that it is unlawful for any person, firm, or corporation to establish, maintain, or operate a specified event in or under which 10 or more persons may gather for any lawful purpose in any tent, awning, or other fabric enclosure unless a tent, awning, or other fabric enclosure, and all auxiliary tents, curtains, drops, awnings, and all decorative materials, are made from a nonflammable material or are treated and maintained in a flame-retardant condition. Existing law provides specified exceptions to the above-described provision. This bill would increase the amount of persons to 11 who may gather for any lawful purpose in any such tent, awning, or other fabric enclosure. The bill would expand the exceptions to the above-described provision by including any tent designed or manufactured for children's play, camping, backpacking, or mountaineering.

**AB 281 [Grayson D](#) Planning and zoning: housing: postentitlement phase permits. (Introduced: 1/24/2023)**

[Leginfo Link](#)

*Location:* 2/2/2023- ASSEMBLY L. GOV.

*Current:* Introduced: 1/24/2023

Existing law, which is part of the Planning and Zoning Law, requires a local agency to compile a list of information needed to approve or deny a postentitlement phase permit, to post an example of a complete, approved application and an example of a complete set of postentitlement phase permits for at least 5 types of housing development projects in the jurisdiction, as specified, and to make those items available to all applicants for these permits no later than January 1, 2024. Existing law establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant and whether to approve or deny an application, as specified, and makes any failure to meet these time limits a violation of specified law. Existing law defines various terms for these purposes, including "local agency" to mean a city, county, or city and county, and "postentitlement phase permit," among other things, to exclude a permit required and issued by a special district. This bill would include a special district in the definition of "local agency" and would remove special districts from the exclusion in the definition of "postentitlement phase permit." By imposing additional duties on special districts, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

**AB 284 [Patterson, Joe R](#) Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program. (Introduced: 1/24/2023)**

[Leginfo Link](#)

*Location:* 2/2/2023- ASSEMBLY H. & C.D.

*Current:* Introduced: 1/24/2023

Existing law establishes the Homeless Housing, Assistance, and Prevention (HHAP) program for the purpose of providing jurisdictions, as defined, with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. Under existing law, grants under the HHAP program are allocated in 4 rounds of funding, administered by the California Interagency Council on Homelessness, as provided. Existing law requires the Department of Housing and Community Development to submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. Existing law requires that the report include, among other things, the number of units assisted by those programs and the number of individuals and households served and their income level. This bill would additionally require that this report include an evaluation of the HHAP program. This bill contains other existing laws.

**AB 294 [Petrie-Norris D](#) Personal Income Tax Law: Corporation Tax Law: wildfires: exclusions. (Introduced: 1/25/2023)**

[Leginfo Link](#)

*Location:* 2/2/2023- ASSEMBLY REV. & TAX

*Current:* Introduced: 1/25/2023

The Personal Income Tax Law and the Corporation Tax Law, in conformity with federal income tax law, generally defines “gross income” as income from whatever source derived, except as specifically excluded, and provides various exclusions from gross income. This bill would, for taxable years beginning on or after January 1, 2022, provide an exclusion from gross income for any qualified taxpayer, as defined, for amounts received for costs and losses associated with wildfires or natural disaster, as provided. This bill would make findings and declarations related to a gift of public funds. This bill contains other related provisions.

**AB 297 [Fong, Vince R](#) Wildfires: local assistance grant program: advance payments. (Introduced: 1/26/2023)**

[Leginfo Link](#)

*Location:* 2/2/2023- ASSEMBLY NAT. RES.

*Current:* Introduced: 1/26/2023

Existing law requires the Department of Forestry and Fire Protection to establish a local assistance grant program for fire prevention and home hardening education activities. Under existing law, the Director of Forestry and Fire Protection may, until January 1, 2024, authorize advance payments from a grant program award, not to exceed 25% of the total grant award, except as specified. This bill would extend the director’s authority to authorize advance payments from a grant program award to January 1, 2034.

**AB 306 [Sanchez R](#) Office of Small Business Advocate: one-stop capital shop online platform. (Introduced: 1/26/2023)**

[Leginfo Link](#)

*Location:* 2/2/2023- ASSEMBLY J., E.D. & E.

*Current:* Introduced: 1/26/2023

Existing law, the Economic Revitalization Act, establishes the Governor’s Office of Business and Economic Development, also known as “GO-Biz,” in state government within the Governor’s office under the control of a director. Existing law requires GO-Biz to serve as the Governor’s lead entity for economic strategy and the marketing of California on issues relating to business development, private sector investment, and economic

growth. Existing law creates the Office of Small Business Advocate (the office) within GO-Biz to be led by the Small Business Advocate, who is appointed by, and serves at the pleasure of, the Governor. Existing law requires the Small Business Advocate to, among other things, counsel small businesses on how to resolve questions and problems concerning the relationship of small business to state government. Existing law requires the Small Business Advocate to prepare and submit a written annual report to the Governor and to the Legislature that describes the activities and recommendations of the office regarding small business development, as prescribed. This bill would enact the One-Stop Capital Shop Act that would require the office to serve as the lead state government entity for helping California small businesses become finance-ready relative to state programs utilizing certain federal funds. The bill would also require the office, on or before July 1, 2024, to launch the One-Stop Capital Shop online platform to assist small businesses in accessing safe funding opportunities and to reduce barriers in access to affordable capital. The bill would require the One-Stop Capital Shop platform to include certain elements, including a small business loan marketplace that allows small businesses and technical and financial assistance providers to access information on public and private loan products and credit enhancement opportunities. The bill would also require the office to include a summary of the activities it has undertaken pursuant to the bill in the report to the Legislature and the Governor described above.

**AB 307 [Chen R](#) Structural fumigation enforcement program. (Introduced: 1/26/2023)**

[Leginfo Link](#)

*Location:* 2/9/2023- ASSEMBLY E.S. & T.M.

*Current:* Introduced: 1/26/2023

Existing law, until January 1, 2024, establishes a structural fumigation enforcement program that requires the Director of the Department of Pesticide Regulation to provide oversight for the program. Existing law requires any company performing a structural fumigation in the Counties of Los Angeles, Orange, or Santa Clara to pay the county agricultural commissioner a specified fee for each fumigation conducted at a specific location. Existing law authorizes the commissioners of those counties to perform increased structural fumigation, inspection, and enforcement activities to be funded by the required fee. Existing law requires these funds to be paid to the county and used for the sole purpose of funding enforcement and training activities directly related to the structural fumigation program. This bill would extend the operation of these provisions to January 1, 2029.

**AB 309 [Lee D](#) Social housing. (Introduced: 1/26/2023)**

[Leginfo Link](#)

*Location:* 2/9/2023- ASSEMBLY H. & C.D.

*Current:* Introduced: 1/26/2023

The Zenovich-Moscone-Chacon Housing and Home Finance Act establishes the Department of Housing and Community Development and the California Housing Finance Agency and sets forth various programs administered by those entities intended to, among other things, provide a comprehensive and balanced approach to the solution of housing problems of the people of this state. The act sets forth various definitions that govern its construction. This bill would define “social housing” for purposes of the Zenovich-Moscone-Chacon Housing and Home Finance Act. The bill would make findings and declarations relating to social housing and would state the intent of the Legislature to subsequently further the Social Housing Act to address the shortage of affordable homes by developing housing for people of all income levels, prioritizing low-income households.

**AB 312 [Reyes D](#) State Partnership for Affordable Housing Registries in California Grant Program. (Introduced: 1/26/2023)**

[Leginfo Link](#)

*Location:* 2/9/2023- ASSEMBLY H. & C.D.

*Current:* Introduced: 1/26/2023

Existing law creates the Department of Housing and Community Development and requires the department to administer various programs relating to housing. This bill would establish, subject to appropriation by the Legislature, the State Partnership for Affordable Housing Registries in California Grant Program to provide technical assistance to eligible entities, as defined, for the purpose of creating a state-managed online platform of affordable housing listings, information, and applications. The bill would require the department to administer the program and to adopt guidelines for this purpose. The bill would require the department to develop a housing preapplication to standardize applications for affordable housing and to solicit participation of eligible entities no later than January 1, 2026, and to launch the platform no later than July 1, 2027. The bill would require the department to provide technical assistance to participating entities and to ensure equitable access to database users, as specified. The bill would authorize the department to coordinate with the Office of Data and Innovation to carry out the requirements of the program and to contract with vendors pursuant to existing provisions of state contract law, as specified. The bill would establish minimum requirements for the platform and would require a vendor selected to create and maintain the platform to demonstrate specified capabilities and implement those requirements. The bill would exempt from disclosure as a public record any personally identifiable information collected by the platform or shared between eligible entities and the department in administering the program. This bill contains other related provisions and other existing laws.

**AB 319 [Connolly D](#) Mobilehome Parks Act: inspectors: conflict of interest. (Introduced: 1/26/2023)**

[Leginfo Link](#)

*Location:* 2/9/2023- ASSEMBLY H. & C.D.

*Current:* Introduced: 1/26/2023

Existing law, the Mobilehome Parks Act, requires the Department of Housing and Community Development to enforce the act. Existing law requires the department or a city, county, or city and county that assumes responsibility for the enforcement of the act to enter and inspect mobilehome parks, as prescribed. Existing law, the Political Reform Act of 1974, requires state agencies to adopt and promulgate a conflict of interest code with certain provisions, as specified. This bill would provide that an inspector, as defined, is a designated employee for purposes of the conflict of interest code adopted by the department and would require an inspector to disclose all interests in real property, excluding one's primary personal residence. The bill would require the department, no later than January 1, 2025, to review the annual statement of economic interests, as defined, by all inspectors with reportable financial interests and identify potential conflicts of interest. The bill would also require the department to send specified reminders to inspectors and notify the Fair Political Practices Commission of specified information, including all inspectors employed by or leaving the department. This bill contains other related provisions and other existing laws.

**AB 426 [Jackson D](#) Department of Housing and Community Development: housing plan: reporting. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/6/2023

Existing law establishes the Department of Housing and Community Development within the Business, Consumer Services, and Housing Agency and sets forth its powers and duties, including responsibility for administering various housing and home loan programs throughout the state. Existing law requires the department to develop and publish specified reports, including a study of farmworker housing conditions,

needs, and solutions. This bill would require the department to develop a plan for the state to keep pace with building infrastructure and housing units during an economic downturn on or before January 1, 2025, as specified. The bill would require the department to submit the plan to the Senate Housing Committee and the Assembly Committee on Housing and Community Development on or before December 1, 2026.

**AB 430 [Bennett D](#) Affordable housing. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/6/2023

Existing law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city and requires that the plan include a land use element that addresses housing. Existing law states legislative findings and declarations regarding the need for affordable housing and the need to encourage development of new housing. This bill would make nonsubstantive changes in those legislative findings and declarations.

**AB 434 [Grayson D](#) Housing element: notice of violation. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/6/2023

Existing law, the Planning and Zoning Law, except as provided, requires that a public hearing be held on an application for a variance from the requirements of a zoning ordinance, an application for a conditional use permit or equivalent development permit, a proposed revocation or modification of a variance or use permit or equivalent development permit, or an appeal from the action taken on any of those applications. That law, for housing development projects that submit a preliminary application prior to January 1, 2030, prohibits a city or county from conducting more than 5 hearings, as defined, held pursuant to these provisions, or any other law, ordinance, or regulation requiring a public hearing, if the proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, as defined. Existing law requires the Department of Housing and Community Development to notify a city, county, or city and county, and authorizes the department to notify the Attorney General, that a city, county, or city and county is in violation of state law if the department finds that the housing element or an amendment to that element, or any specified action or failure to act, does not substantially comply with the law as it pertains to housing elements or that any local government has taken an action in violation of certain housing laws. This bill would additionally authorize the department to notify a city, county, city and county, or the Attorney General when the planning agency of a city, county, or city and county fails to comply with the above-described provision that prohibits holding more than 5 hearings for specified variances. This bill contains other existing laws.

**AB 437 [Jackson D](#) State government: equity. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/6/2023

Existing law creates, within the Government Operations Agency, a Chief Equity Officer, who is appointed by, and serves at the pleasure of, the Governor. Existing law requires the Chief Equity Officer to improve equity and inclusion throughout state government operations and authorizes the Chief Equity Officer to engage with state entities for these purposes. This bill would state the intent of the Legislature to enact legislation to establish a statewide definition of equity to ensure that legislation, policies, allocation of resources, and

systemic practices empower and meet the unique needs of diverse and underserved populations or ensure that communities facing the greatest inequities are not negatively affected or left behind in the allocation of resources in a fair and just way.

**AB 440 [Wicks D](#) Density bonuses and other incentives. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/6/2023

Existing law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct certain types of housing. This bill would make nonsubstantive changes to those provisions.

**AB 445 [Essayli R](#) Property tax: tax-defaulted property sales. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/6/2023

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

**AB 450 [Carrillo, Wendy D](#) Leases. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/6/2023

Existing law, the Uniform Commercial Code—Leases, governs any transaction, regardless of form, that creates a lease, as defined, and specifies the rights and obligations of the parties to leases. This bill would make nonsubstantive changes to those provisions.

**AB 457 [Patterson, Joe R](#) General plans: housing element. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/6/2023

Existing law requires a city or county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Existing law requires the housing element to identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, among other things. Existing law requires the housing element to contain an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. This bill would make nonsubstantive changes to those provisions.

**AB 468 [Quirk-Silva D](#) State building standards. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/6/2023

Existing law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation. That law requires the building department of every city or county to enforce within its jurisdiction the provisions of the State Building Standards Code, the provisions of the State Housing Law, and specified other rules and regulations promulgated pursuant to that law. Existing law defines terms for purposes of this law. This bill would make a nonsubstantive change to those definition provisions.

**AB 478 [Connolly D](#) Wildfires: insurance. (Introduced: 2/7/2023)**

[Leginfo Link](#)

*Location:* 2/7/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/7/2023

Existing law generally regulates classes of insurance, including residential property insurance. The Insurance Rate Reduction and Reform Act of 1988, an initiative measure enacted by Proposition 103, as approved by the voters at the November 8, 1988, statewide general election, prohibits specified insurance rates from being approved or remaining in effect that are excessive, inadequate, unfairly discriminatory, or otherwise in violation of the act. In considering whether a rate is excessive, inadequate or unfairly discriminatory, existing law requires the Insurance Commissioner to consider whether the rate mathematically reflects the insurance company's investment income. Existing law authorizes the provisions of Proposition 103 to be amended by a statute that furthers the purposes of the act and is enacted by the Legislature with a 2/3 vote. For insureds 65 years of age or older, this bill would limit an increase in their yearly premium for a policy of residential property insurance by no more than 25 percent for insured property located in a high or very high fire hazard severity zone, as identified by the State Fire Marshal, as specified, and allow only one premium increase in a 5-year period. The bill would allow the increased premium to be paid over a 3-year period as part of the insured's residential property insurance premium payments. This bill contains other related provisions and other existing laws.

**AB 521 [Bauer-Kahan D](#) Occupational safety and health standards: restrooms. (Introduced: 2/7/2023)**

[Leginfo Link](#)

*Location:* 2/7/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/7/2023

Existing law grants the Division of Occupational Safety and Health, which is within the Department of Industrial Relations, jurisdiction over all employment and places of employment, with the power necessary to enforce and administer all occupational health and safety laws and standards. The Occupational Safety and Health Standards Board, an independent entity within the department, has the exclusive authority to adopt occupational safety and health standards within the state. Existing law, the California Occupational Safety and

Health Act of 1973 (OSHA), requires employers to comply with certain safety and health standards, as specified, and charges the division with enforcement of the act. Existing law requires the division, before December 1, 2025, to submit to the standards board a rulemaking proposal to consider revising the heat illness standard and wildfire smoke standard. Existing law also requires the standards board to review the proposed changes and consider adopting revised standards on or before December 31, 2025. This bill would also require the division, before December 1, 2025, to submit to the standards board a rulemaking proposal to consider revising a regulation on jobsite restrooms to require at least one women's designated restroom for jobsites with 2 or more required water closets. The bill would require the standards board to review the proposed changes and consider adopting revised standards for the standards described above on or before December 31, 2025. The bill would include related legislative findings. This bill contains other existing laws.

**AB 548 [Boerner Horvath D](#) State Housing Law: inspection. (Introduced: 2/8/2023)**

[Leginfo Link](#)

*Location:* 2/8/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/8/2023

Existing law, the State Housing Law, a violation of which is a crime, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law authorizes an officer, employee, or agent of an enforcement agency to enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of the State Housing Law, the building standards published in the State Building Standards Code, and other rules and regulations promulgated pursuant to the provisions of the State Housing Law that the enforcement agency has the power to enforce. This bill would require local enforcement agencies to develop policies and procedures for inspecting a building with multiple units if an inspector or code enforcement officer has determined that a unit is substandard or is in violation of the State Housing Law, and the inspector or code enforcement officer determines that the defects or violations have the potential to affect other units of the building, as specified. By imposing new duties on local government officials, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

**AB 578 [Berman D](#) Multifamily Housing Program: No Place Like Home Program. (Introduced: 2/8/2023)**

[Leginfo Link](#)

*Location:* 2/8/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/8/2023

Existing law requires the Department of Housing and Community Development to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development for specified activities. Existing law requires the principal and accumulated interest of a loan issued under the Multifamily Housing Program is due and payable upon the term of the loan. In this regard, existing law prohibits the amount of the required loan payments from exceeding 0.42% per annum for the first 30 years of the loan term. This bill contains other related provisions and other existing laws.

**AB 582 [Connolly D](#) Personal Income Tax: tax credits: fire-resistant home improvements. (Introduced: 2/9/2023)**

[Leginfo Link](#)

*Location:* 2/9/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/9/2023

The Personal Income Tax Law allows various credits against the taxes imposed by that law. This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2023, and before January 1, 2028, to a qualified taxpayer, as defined, in an amount equal to the taxpayer's qualified expenses, as defined, not to exceed \$ \_\_\_\_ per year, or \$ \_\_\_\_ cumulatively. This bill contains other related provisions and other existing laws.

**AB 622 [Lackey R](#) Residency: displacement by natural disaster. (Introduced: 2/9/2023)**

[Leginfo Link](#)

*Location:* 2/9/2023- ASSEMBLY PRINT

*Current:* Introduced: 2/9/2023

Existing law defines “residence” for voting purposes as a person’s domicile. Existing law describes the domicile of a person for voting purposes as that place in which their habitation is fixed, wherein the person has the intention of remaining, and to which, whenever they are absent, the person has the intention of returning. Existing law provides that a person who leaves their home to go into another state or precinct in this state for temporary purposes, with the intention of returning, does not lose their domicile. Existing law also provides that a person does not gain a domicile in any precinct they go into for temporary purposes if the person does not intend to make that precinct their home. This bill would additionally provide that a person who leaves their home for temporary purposes because of a natural disaster, and who intends to return to the home or to another address within the same jurisdiction, does not lose the person’s domicile at that home. The bill would authorize the person to provide a temporary address for mailing purposes without losing their domicile.

**ACA 1 [Aguiar-Curry D](#) Local government financing: affordable housing and public infrastructure: voter approval. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 12/5/2022- ASSEMBLY PRINT

*Current:* Introduced: 12/5/2022

The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements. The measure would specify that these provisions apply to any city, county, city and county, or special district measure imposing an ad valorem tax to pay the interest and redemption charges on bonded indebtedness for these purposes that is submitted at the same election as this measure. This bill contains other related provisions and other existing laws.

**ACA 2 [Alanis R](#) Public resources: Water and Wildfire Resiliency Act of 2023. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 12/5/2022- ASSEMBLY PRINT

*Current:* Introduced: 12/5/2022

Existing provisions of the California Constitution require the specified use of General Fund revenues, as described. This measure would establish the Water and Wildfire Resiliency Fund within the State Treasury, and would require the Treasurer to annually transfer an amount equal to 3% of all state revenues that may be appropriated as described from the General Fund to the Water and Wildfire Resiliency Fund. The measure would require the moneys in the fund to be appropriated by the Legislature and would require that 50% of the moneys in the fund be used for water projects, as specified, and that the other 50% of the moneys in the fund be used for forest maintenance and health projects, as specified.

**SB 3 [Dodd D](#) Discontinuation of residential water service: community water system. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 1/18/2023- SENATE E. U., & C.

*Current:* Introduced: 12/5/2022

Existing law, the Water Shutoff Protection Act, prohibits an urban and community water system, defined as a public water system that supplies water to more than 200 service connections, from discontinuing residential service for nonpayment, as specified, and requires specified procedures before it can discontinue residential service for nonpayment. Existing law defines a community water system as a public water system that serves at least 15 service connections used by yearlong residents or regularly serves at least 25 yearlong residents of the area served by the system. This bill would expand the scope of the Water Shutoff Protection Act by requiring that it instead apply to a community water system, defined to have the same meaning as existing law. The bill would require a community water system that supplies water to 200 service connections or fewer to comply with the act's provisions on and after August 1, 2024.

**SB 18 [McGuire D](#) Housing programs: tribal housing program. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 12/5/2022- SENATE RLS.

*Current:* Introduced: 12/5/2022

Existing law sets forth the general responsibilities and roles of the Business, Consumer Services, and Housing Agency, the Department of Housing and Community Development, and the California Housing Finance Agency in carrying out state housing policies and programs. Existing law, the G. David Singleton California Indian Assistance Program, requires the Department of Housing and Community Development to provide comprehensive technical assistance to tribal housing authorities, housing sponsors, and governmental agencies on reservations, rancherias, and on public domain to facilitate the planning and orderly development of suitable, decent, safe, and sanitary housing for American Indians residing in these areas. Existing law authorizes the Department of Housing and Community Development to modify or waive various requirements of any state financing being provided to a housing development by the department in specified situations, if tribal law, tribal governance, tribal charter, or difference in tribal entity or agency legal structure would cause a violation or not satisfy the requirements for the financing. This bill would express the intent of the Legislature to enact subsequent legislation to create and fund a tribal housing program that promotes construction and rehabilitation of homes for rent and sale, specifically for tribal communities, to direct state agencies with housing funding to create alternative criteria for tribal nations that are tailored to tribal laws and practices in order to meet newly established threshold and compliance requirements for applications, and to provide technical assistance on grant writing and applications on a need basis. This bill contains other existing laws.

**SB 20 [Rubio D](#) Joint powers agreements: regional housing trusts. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 1/18/2023- SENATE GOV. & F.

*Current:* Introduced: 12/5/2022

The Joint Exercise of Powers Act authorizes 2 or more public agencies, by agreement, to form a joint powers authority to exercise any power common to the contracting parties, as specified. Existing law authorizes the agreement to set forth the manner by which the joint powers authority will be governed. That act specifically authorizes the creation of the Orange County Housing Finance Trust and the San Gabriel Valley Regional Housing Trust, both joint powers authorities, for the purposes of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within their respective regions, as specified. This bill would authorize 2 or more cities, by entering into a joint powers agreement pursuant to the Joint Exercise of Powers Act, to create a regional housing trust for the purposes of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within their jurisdictions. The bill would require a regional housing trust created pursuant to these provisions to be governed by a board of directors consisting of a minimum of 9 directors, as specified. The bill would authorize a regional housing trust to fund the planning and construction of housing, receive public and private financing and funds, and authorize and issue bonds, as specified. The bill would require the joint powers agreement establishing the regional housing trust to incorporate specified annual financial reporting and auditing requirements.

**SB 48 [Becker D](#) Building performance standards. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 12/5/2022- SENATE RLS.

*Current:* Introduced: 12/5/2022

Existing law authorizes the State Energy Resources Conservation and Development Commission to prescribe, by regulation, energy efficiency standards, including appliance efficiency standards, to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy, including to reduce emissions of greenhouse gases associated with electricity generation and the timing of an appliance's use, as specified. This bill would provide that it is the intent of the Legislature to enact subsequent legislation to create building performance standards for improvements in energy efficiency and reductions in the emissions of greenhouse gases in large buildings, including measures to ensure that making the necessary investments to improve these buildings will improve equity and avoid displacement or increased energy burdens, especially in disadvantaged communities.

**SB 49 [Becker D](#) Tax incentives: solar canopies. (Introduced: 12/5/2022)**

[Leginfo Link](#)

*Location:* 12/5/2022- SENATE RLS.

*Current:* Introduced: 12/5/2022

Existing law provides tax credits and deductions for various purposes. This bill would state the intent of the Legislature to enact legislation to provide tax incentives for the construction of solar canopies over large parking lots to boost the local generation of clean electricity in urban and suburban areas, as specified.

**SB 72 [Skinner D](#) Budget Act of 2023. (Introduced: 1/10/2023)**

[Leginfo Link](#)

*Location:* 1/10/2023- SENATE BUDGET & F.R.

*Current:* Introduced: 1/10/2023

This bill would make appropriations for the support of state government for the 2023–24 fiscal year. This bill contains other related provisions.

**SB 91 [Umberg D](#) California Environmental Quality Act: exemption: supportive and transitional housing: motel conversion. (Introduced: 1/17/2023)**

[Leginfo Link](#)

*Location:* 1/25/2023- SENATE E.Q.

*Current:* Introduced: 1/17/2023

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Existing law, until January 1, 2025, exempts from CEQA projects related to the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing, as defined, that meet certain conditions. This bill would extend indefinitely the above exemption. This bill contains other related provisions and other existing laws.

**SB 93 [Nguyen R](#) Taxation. (Introduced: 1/18/2023)**

[Leginfo Link](#)

*Location:* 1/18/2023- SENATE RLS.

*Current:* Introduced: 1/18/2023

Existing law provides for the imposition, calculation, and administration of various taxes, including, among others, the sales and use tax, the personal income tax, and the corporation income tax. This bill would state the intent of the Legislature to enact legislation relating to taxation.

**SB 230 [Seyarto R](#) Income tax: deduction: employers: health savings accounts. (Introduced: 1/23/2023)**

[Leginfo Link](#)

*Location:* 2/1/2023- SENATE GOV. & F.

*Current:* Introduced: 1/23/2023

The Personal Income Tax Law and the Corporation Tax Law, in modified conformity with federal income tax laws, generally allow various deductions in computing the income that is subject to tax imposed under those laws. This bill, for taxable years beginning on or after January 1, 2023, and before January 1, 2028, would allow a deduction in computing income for a taxpayer with 50 or fewer employees that makes an employer contribution to a health savings account, as specified. This bill contains other related provisions and other existing laws.

**SB 240 [Ochoa Bogh R](#) Surplus state real property. (Introduced: 1/25/2023)**

[Leginfo Link](#)

*Location:* 1/25/2023- SENATE RLS.

*Current:* Introduced: 1/25/2023

Existing law authorizes the Department of General Services to dispose of surplus state real property, as defined, as authorized by the Legislature, upon any terms and conditions and subject to any reservations and exceptions the department deems to be in the best interests of the state. Existing law requires the department to first offer surplus state real property to a local agency, as defined, and then to nonprofit affordable housing sponsors, as defined, prior to being offered for sale to private entities or individuals. Existing law requires a local agency or nonprofit affordable housing sponsor to satisfy certain requirements to be considered as a potential priority buyer of the surplus state real property, including that the local agency or nonprofit affordable housing sponsor demonstrate, to the satisfaction of the department, that the surplus state real property, or portion of that surplus state real property, is to be used by the local agency or nonprofit affordable housing sponsor for open space, public parks, affordable housing projects, or development of local government-owned facilities. Existing law authorizes the department to sell surplus state real property, or a portion of surplus state real property, to a local agency, or to a nonprofit affordable housing sponsor if no local agency is interested in the surplus state real property, for affordable housing projects at a sales price less than fair market value if the department determines that such a discount will enable the provision of housing for persons and families of low or moderate income. Existing law also authorizes the Director of General Services to transfer surplus state real property to a local agency for less than fair market value if the agency uses the surplus state real property for parks or open-space purposes. This bill would remove authorization for a local agency or nonprofit affordable housing sponsor to be considered as a potential priority buyer of surplus state real property upon demonstration that the property is to be used by the agency or sponsor for open space or a public park. The bill would, where surplus state real property that is to be used by the local agency or nonprofit affordable housing sponsor for affordable housing projects and the affordable housing project is not completed within 5 years of the date the property was acquired by the local agency or nonprofit affordable housing sponsor, require the local agency or nonprofit affordable housing sponsor to pay a penalty in the amount of 1% of the purchase price. The bill would remove authorization to transfer surplus state real property to a local agency for less than fair market value if the agency proposes to use the surplus state real property for parks or open-space purposes. This bill contains other related provisions and other existing laws.

**SB 279 [Niello R](#) Administrative regulations: public participation. (Introduced: 2/1/2023)**

[Leginfo Link](#)

*Location:* 2/1/2023- SENATE RLS.

*Current:* Introduced: 2/1/2023

Existing law, the Administrative Procedure Act, sets forth the requirements for the adoption, publication, review, and implementation of regulations by state agencies. Existing law requires a state agency proposing to adopt, amend, or repeal an administrative regulation to assess the potential for adverse economic impact on California business enterprises and individuals, avoiding the imposition of unnecessary or unreasonable regulations or reporting, recordkeeping, or compliance requirements, as specified. This bill would make a nonsubstantive change to those provisions.

**SB 306 [Caballero D](#) Equitable Building Decarbonization Program: direct install program. (Introduced: 2/2/2023)**

[Leginfo Link](#)

*Location:* 2/2/2023- SENATE RLS.

*Current:* Introduced: 2/2/2023

Existing law requires the State Energy Resources Conservation and Development Commission to establish the Equitable Building Decarbonization Program, which includes establishing a statewide incentive program for low-carbon building technologies and the direct install program to fund certain projects, including installation of energy efficient electric appliances, energy efficiency measures, demand flexibility measures, wiring and panel upgrades, building infrastructure upgrades, efficient air conditioning systems, ceiling fans, and other measures to protect against extreme heat, where appropriate, and remediation and safety measures to facilitate the installation of new technologies. Existing law authorizes the commission to administer the direct install program through regional direct install third-party implementers, as specified. Existing law requires that the direct install program give preference to projects in buildings that meet specified criteria. The Budget Act of 2022 appropriated \$112,000,000 from the General Fund for purposes of the Equitable Building Decarbonization Program. This bill would revise and recast the direct install program to, among other things, expressly require the commission to award grants through the program, require that third-party implementers perform the projects funded through the program rather than authorizing the commission to administer the program through regional third-party implementers, limit participation in the program to certain individuals, also give preference to projects in buildings in specified regions of the state, and expand the projects eligible to be funded through the program, as specified. By expanding the purposes for which the moneys appropriated for purposes of the Equitable Building Decarbonization Program may be used, the bill would make an appropriation.

**SB 320 [Skinner D](#) Property taxation: possessory interests: independent: publicly owned housing project. (Introduced: 2/6/2023)**

[Leginfo Link](#)

*Location:* 2/6/2023- SENATE RLS.

*Current:* Introduced: 2/6/2023

Existing property tax law requires that all property subject to tax be assessed at its full cash value, and includes certain possessory interests among those property interests that are subject to tax. Existing property tax law defines a taxable possessory interest to be a use that is independent, durable, and exclusive. Existing property tax law specifies that, for purposes of the definition of a taxable possessory interest, a possession or use is not independent if it is pursuant to a contract that includes, but is not limited to, a long-term lease for the private construction, renovation, rehabilitation, replacement, management, or maintenance of housing for active duty military personnel and their dependents, if specified criteria are met. This bill would provide that there is no independent possession or use of land or improvements if the possession or use is for a tenancy, as defined, in a residential unit, as defined, in a publicly owned housing project, as defined, is part of a governmental assistance program, and directly fulfills the governmental, public purpose of providing the housing, as described in the governmental assistance program. The bill would also provide that there is no independent possession or use of land or improvements if the possession or use is for onsite managerial duties for a publicly owned housing project, is necessary for the administration of the governmental assistance program, and directly fulfills the governmental, public purpose of the provision of housing under the governmental assistance program. The bill would make related findings and declarations. By imposing additional duties on local tax officials, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

**SB 341 [Becker D](#) Housing development. (Introduced: 2/7/2023)**

[Leginfo Link](#)

*Location:* 2/7/2023- SENATE RLS.

*Current:* Introduced: 2/7/2023

Existing law, the Planning and Zoning Law, requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. The law requires the Department of Housing and Community Development to determine whether the housing element is in

substantial compliance with specified provisions of that law. Existing law requires the department to designate jurisdictions as prohousing pursuant to emergency regulations adopted by the department, as prescribed. Existing law awards jurisdictions that are in substantial compliance with specified provisions and that are prohousing additional points or preference in the scoring of applications for specified state programs, including, among others, the Affordable Housing and Sustainable Communities Program and the Infill Incentive Grant Program of 2007. Existing law authorizes additional bonus points to be awarded to other state programs when already allowable under state law. Existing law establishes the Infill Infrastructure Grant Program of 2019, which requires the department, upon appropriation of funds by the Legislature, to establish and administer a grant program to allocate those funds to eligible applicants, as defined, to fund capital improvement projects that are an integral part of, or necessary to facilitate the development of, a qualifying infill project, qualifying infill area, or catalytic qualifying infill area, as those terms are defined, pursuant to specified requirements. Existing law requires the department, in its review and ranking of applications for the award of capital improvement project grants, to rank affected qualifying infill projects and qualifying infill areas based on specified priorities. This bill would remove the Affordable Housing and Sustainable Communities program from the list of specified state programs for which additional points or preference is awarded. This bill, with respect to the Infill Infrastructure Grant Program of 2019, would specify that only the qualifying infill area portion of that program must be awarded additional points or preference. This bill would add the qualifying infill area and catalytic qualifying infill area portions of the Infill Infrastructure Grant Program of 2019 as one of the specified state programs for which additional points or preference is awarded. This bill would specify that additional bonus points may be awarded to other state programs for which local governments are the sole or primary applicants when already allowable under state law. This bill contains other related provisions and other existing laws.