

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
SB	16	Lowenthal	Low-income housing tax credits	This bill would, in the case of a project that has received or receives preliminary reservation of state low-income housing tax credit on or after July 1, 2008, and before January 1, 2010, allow the credit to be refundable, and make an appropriation therefore.
SB	23	Padilla	Manufactured housing: emergency and fire safety plan	This bill would require, on or after January 1, 2010, an operator of a mobilehome park or manufactured housing community to develop and implement an emergency and fire safety plan and appropriate emergency services training for park or community managers and onsite staff. The bill would require the operator to distribute and post the plan in a conspicuous area accessible to all residents. The bill would specify that these provisions do not prohibit a city, county, or city and county from enacting an ordinance or policy to adopt more stringent standards to ensure fire prevention and public safety. By creating a new crime or expanding an existing crime, this bill would impose a state-mandated local program.
SB	30	Denham	State property	Existing law requires the Department of General Services to maintain an inventory of real property held by the state, and prescribes the disposition of surplus state property. This bill would require the department to identify not less than \$1,000,000,000 worth of state property that can be sold immediately to pay for the retirement of outstanding general obligation bonds issued by the state, thereby helping to close the state's budget deficit. State agencies and departments that would be affected by the sale of land or structures would be required to determine the costs and benefits of leasing back their existing space or finding new space. This bill would declare that it is to take effect immediately as an urgency statute.
SB	36	Calderon	Real Estate License: Mortgages	This bill would require a real estate license endorsement from the commissioner in order to engage in the business of a mortgage loan originator. The bill would establish penalties if a real estate licensee fails to obtain a license endorsement before conducting business as a mortgage loan originator and would authorize the commissioner to suspend or revoke a real estate license for a failure to pay these penalties. The bill would require applicants for a license endorsement as a mortgage loan originator to furnish specified background information to the Nationwide Mortgage Licensing System and Registry.
SB	49	Dutton	Income tax credit: qualified principle residence	The Personal Income Tax Law authorizes various credits against the taxes imposed by that law. This bill would allow a credit for the purchase during a specified period of a qualified principal residence, as defined, in an amount equal to that portion of the purchase price that does not exceed \$10,000, as provided.

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Bill	Number	Author	Title	Summary
SB	93	Kehoe	Redevelopment: payment for land or buildings	<p>The Community Redevelopment Law requires a redevelopment agency to make specified findings if the agency pays all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement that is publicly owned either within or without the project area. This bill would require a redevelopment agency to make specified findings, based on substantial evidence in the record, if the agency pays all or a part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement that is publicly owned either within or without the project area. These findings would not be final and conclusive. An agency would no longer be authorized to enter into a contract with a public corporation other than the community for the value of the land or the cost of the installation and construction of the building, facility, structure, or other improvement, or both. The bill would provide that an agency may contract with the community prior to January 1, 2009, when the land has been or will be acquired by, or the cost of the installation and construction of the building.</p>
SB	94	Calderon	Mortgages	<p>This bill would prohibit real estate licensees from charging or receiving an advance fee, and finance lenders and brokers and residential mortgage lenders and servicers from charging or receiving any interest or charge, for performing services for borrowers in connection with the modification of the terms of a loan secured directly or collaterally by a lien on single-family residential real property, except as specified. The bill would also require any person who, for compensation, solicits customers for mortgage loan modifications to provide a specified 10-point bold type statement regarding loan modification fees, and would prohibit those persons from receiving any pre-performance compensation, as specified, or requiring any security as collateral for final compensation.</p>
SB	97	Calderon	Taxation: cancellation of indebtedness: mortgage debt	<p>The Personal Income Tax Law, in modified conformity to federal income tax laws, requires a borrower to include in his or her income, with certain exceptions, the amount of debt canceled or discharged, as specified. The Personal Income Tax Law conforms to specified provisions of the federal Mortgage Forgiveness Debt Relief Act of 2007, relating to the exclusion of the discharge of qualified principal residence indebtedness, as defined, from a taxpayer's income if that debt is discharged after January 1, 2007, and before January 1, 2009, as provided. This bill would extend the operation of those provisions to debt that is discharged after January 1, 2007, and before January 1, 2010.</p>

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Bill	Number	Author	Title	Summary
SB	109	Calderon	Real Estate	Existing law regulates the activities of auctioneers and auction companies and requires that they maintain a bond issued by a surety company admitted in this state or an equivalent deposit. Existing law defines auction in this regard and excepts from this definition a sale of real estate or a sale of real estate with personal property or fixtures or both in a unified sale, as specified. Existing law requires auctioneers and auction companies to post or distribute to the audience the terms, conditions, restrictions, and procedures under which goods will be sold at the auction. A violation of certain of these provisions is punishable by specified fines, and a violation of these provisions generally is a misdemeanor. This bill would remove the exception provided for real estate from the definition of auction for the purposes described above, thereby bringing real property auctions within those provisions. The bill would require an auction company and auctioneer to post or distribute to the audience a description of all fees, both refundable and nonrefundable, that will be levied on bidders, as well as any changes to those fees. With respect to auctions of real property, the bill would require an auction company and
SB	111	Correa	Mobilehomes	The Mobilehome Residency Law governs residency in mobilehome parks and includes provisions that are applicable to those who have an ownership interest in a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park, as specified. Among other things, these provisions set forth the rights of residents and homeowners regarding the use of the property. This bill would reorganize the Mobilehome Residency Law by revising and recasting various provisions thereof. This bill would make other technical, conforming changes.
SB	120	Lowenthal	Residential tenancies	Existing law prohibits a landlord from willfully causing the interruption or termination of any utility service furnished to a tenant, with the intent of terminating the occupancy, regardless of whether the utility service is under the control of the landlord. This bill would define a landlord and a tenant for purposes of the provisions governing tenancies. The bill would define a landlord for purposes of these provisions to specifically include an interest acquired pursuant to provisions governing mortgage defaults, as specified. This bill would authorize a tenant or occupant who has made a payment to a public utility to deduct the amount of the payment from the rent when due, as specified.
SB	127	Calderon	Mortgages	This bill would additionally exempt the trustee from liability for any clerical error the trustee makes in performing acts required pursuant to the provisions described above and other related provisions governing mortgage defaults. This bill would require a mortgagee, trustee, or other person authorized to record a notice of sale or notice of default to make specified disclosures either on an Internet Web site or in a telephone recording that is accessible 24 hours a day, 7 days a week and make a related change. This bill would also extend the time during which the notice of sale must be recorded from 14 to 20 days. The bill would require a beneficiary to provide an opening bid to a trustee at least one week prior to the first scheduled sale date. The bill would authorize the beneficiary to update the opening bid prior to the sale, as specified, and would authorize a beneficiary who provides an opening bid to accept a higher bid.

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Bill	Number	Author	Title	Summary
SB	152	Cox	Medi-Cal funding	This bill would, subject to specified exceptions, commencing July 1, 2010, require the Controller to reimburse any fee-for-service county contractor that submits a claim for reimbursement for these services within 90 days after the receipt of the claim, and would provide that interest shall accrue on an unpaid claim, as prescribed, commencing on the 91st day after receipt of the claim, except as provided.
SB	166	Runner	Special Occupancy Parks	Existing law requires the Department of Housing and Community Development to adopt regulations for special occupancy parks that establish requirements which the department has determined to be reasonable and necessary for the protection of life and property and which take into consideration any special conditions, including location, physical environment, density of usage, type of operation, type of vehicles to be accommodated, and duration of occupancy. This bill would supersede that regulation and instead make it a crime for any person to occupy a truck camper, as defined, that has been dismantled from a truck, unless the truck camper is equipped with a permanently mounted jack on each of its four corners and designed to be occupied when dismantled.
SB	181	Wright	Code Enforcement	Existing law sets forth in the Health and Safety Code various provisions relating to health and safety. Existing law also defines several terms for purposes of the code. This bill would, except as specified, define the terms "code enforcement" and "code enforcement officer" as used in the Health and Safety Code.
SB	183	Lowenthal	Codes and Standards	Existing law requires the State Fire Marshal to adopt regulations and standards regarding the quality and installation of burglar bars and safety release mechanisms for emergency escape and rescue windows, the approval and installation of smoke detectors, and the approval of portable fire extinguishers for marketing, distribution, and sale in this state. Existing law requires a smoke detector approved and listed by the State Fire Marshal to be installed in a dwelling unit intended for human occupancy. This bill would state the intent of the Legislature to ensure that a carbon monoxide alarm is installed in each dwelling intended for human occupancy with a fossil fuel burning heater or appliance, fireplace, or attached garage. The bill would also make a statement of legislative findings.
SB	194	Florez	State housing assistance	Existing law provides for the allocation of funds for various economic development projects and programs administered by the Department of Housing and Community Development. This bill would make several findings and declarations of the Legislature relating to disadvantaged unincorporated communities. The bill would declare the intent of the Legislature to encourage investment in these communities.
SB	214	Benoit	Group Homes	This bill would provide that a sober living home, as defined, is exempt from licensure under these provisions. The bill also would provide that a residence housing those purporting to be recovering from drug and alcohol abuse would be presumed to be a sober living home if it has been certified, registered, or approved by a recognized nonprofit organization that provides a credible quality assurance service for applicants or members.

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Bill	Number	Author	Title	Summary
SB	224	Correa	CalHome Program: homeownership grants	This bill would provide that home rehabilitation includes the installation or retrofit of ignition resistant exterior components on existing manufactured homes and mobilehomes required pursuant to specified administrative regulations. The bill would prohibit rehabilitation funding for these purposes under a specified circumstance.
SB	237	Calderon	Real Estate	Existing law, the Real Estate Appraisers' Licensing and Certification Law, provides for the licensure and regulation of real estate appraisers and vests the duty of enforcing and administering that law in the Office of Real Estate Appraisers. Fees and assessments collected under these provisions are deposited into the Real Estate Appraisers Regulation Fund, and 5% of the amount of any license or certificate fee collected is credited to the Recovery Account in that fund, which account is continuously appropriated. This bill would require appraisal management companies, as defined, to register with the Office of Real Estate Appraisers, and would subject those entities to the provisions of the Real Estate Appraisers' Licensing and Certification Law. The bill would require the office to adopt regulations governing the implementation of the registration process, with specified minimum requirements, and establish the fees to be imposed for registration in an amount sufficient to cover the costs incurred by the office in administering the registration.
SB	239	Pavley	Foreclosures	An applicant, who makes false financial statements in connection with an application for a loan to be secured by real property is guilty of a misdemeanor, punishable by a fine not exceeding \$10,000, or by imprisonment in a county jail not exceeding one year, or by both the fine and imprisonment; and by restitution to the victim, as specified. This bill would delete this provision and provide instead for the offense of mortgage fraud, as defined, a violation of which would be a felony punishable by imprisonment in the state prison for 2, 3, or 4 years. A person who engages in a pattern of mortgage fraud, as defined, would be subject to a penalty enhancement of an additional 2, 3, or 5 years in the state prison. By revising existing crimes and creating new crimes and enhancements, this bill would impose a state-mandated local program.
SB	251	Committee on Transportation and Housing	Housing and Community Development: housing omnibus bill.	Existing law exempts from the requirements of the Subdivision Map Act specified types of property, including the conversion of a community apartment project, and the conversion of a stock cooperative, unless a parcel or final map was approved by the legislative body of a local agency, if specified requirements are met. This bill would modify the requirements for an exemption relating to the conversion of a community apartment project and stock cooperative.
SB	255	Huff	Homeowners' Association	The Davis-Stirling Common Interest Development Act provides for the creation and regulation of common interest developments. The act defines a "condominium plan" for the purposes of these provisions. This bill would make a technical, nonsubstantive change to these provisions.

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Bill	Number	Author	Title	Summary
SB	290	Leno	Tenant Protections	Existing law prescribes provisions for the renewal or termination of a hiring of residential real property for an unspecified term. Existing law, in effect until January 1, 2010, requires that an owner of a residential dwelling give at least 60 days' notice prior to termination, as specified, and at least 30 days' notice prior to termination if any tenant or resident has resided in the dwelling for less than one year. This bill would delete the January 1, 2010, repeal of the provisions described above, thereby making them operative indefinitely.
SB	306	Calderon	Real Estate	This bill would, until January 1, 2013, for the purposes of these provisions, redefine the term borrower to mean a natural person or persons who are original signators to a note or other obligation secured by a mortgage or deed of trust on a residence, as defined. The bill would provide that these provisions apply to mortgages and deeds of trust recorded between January 1, 2003, to December 31, 2007, secured by owner-occupied residential real property containing no more than 4 dwelling units. The bill would also, among other things, revise the declaration that is required to be filed in this connection with the notice of default.
SB	324	Cedillo	Homeless	Existing law makes it a misdemeanor or a felony for a person to willfully manufacture, intentionally sell, or knowingly possess for sale any counterfeit registered trademark, as specified. Existing law also requires the court, in any action under those provisions resulting in a conviction or a plea of nolo contendere, to order the forfeiture and destruction of all of those marks and matter bearing the marks, and order the disposition of all devises for manufacturing, reproducing, transporting, or assembling those marks, used in connection thereof. This bill would authorize the court, upon law enforcement request and consent from the specific registrants, to consider a motion to have the goods donated to a nonprofit organization for the purpose of distributing the goods to persons living in poverty at no charge to the persons served by the organization.
SB	326	Strickland	Land use: housing element	This bill would additionally require the housing element to include as part of the analysis of existing and projected housing needs, a quantification of the locality's existing and projected foreclosure rate and its impact on housing needs and inventory. The assessment of housing needs and an inventory of resources and constraints would be suspended until an unspecified date, by which time the 2010 Census data will be available for use by the department and local governments. The Department of Housing and Community Development would be required to establish, no later than an unspecified date, a methodology to account for foreclosures in the department's determination of a region's housing need. By adding to the duties of local officials, this bill would impose a state-mandated local program.

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Bill	Number	Author	Title	Summary
SB	375	Hancock	School Facilities	<p>This bill would require the State Allocation Board to review criteria for funding eligibility under the Seismic Mitigation Program and, if necessary, adopt regulations to provide greater access to funding for school districts and county offices of education that have seismically at-risk school buildings, as defined. The board also would be required to review and adopt regulations for apportioning funds pursuant to the Seismic Mitigation Program. The bill would require apportionments to fund the evaluation by a structural engineer or equivalent professional who is certified to test for the structural safety of school buildings, of a facility to determine if the building is determined to be seismically at risk, the repair, reconstruction, or replacement of a building evaluated and determined to be seismically at risk, and interim housing for displaced pupils who would otherwise be housed in a school building that is evaluated and determined to be seismically at risk.</p>
SB	398	Correa	Mobilehomes	<p>Existing law, notwithstanding specified provisions, authorizes a city, county, city and county, or special district that is not the enforcement agency under the Mobilehome Parks Act to enforce its fire prevention code in mobilehome parks. Before assuming fire code enforcement, a city, county, city and county, or special district is required to give the Department of Housing and Community Development a 30-day written notice. This bill would instead require the city, county, city and county, or special district to give the department a 90-day written notice.</p>
SB	406	DeSauliner	Land Use: Environmental quality	<p>The Planning and Zoning Law establishes the Planning Advisory and Assistance Council in the Office of Planning and Research, and prescribes the membership and duties of the council. Existing law authorizes the Department of Motor Vehicles to collect a surcharge imposed on vehicle registration fees by ordinance or resolution of a local entity. This bill would change the designated membership, as specified, of the Planning Advisory and Assistance Council and would require that the council work with the Strategic Growth Council, as specified. The bill would also require the council to report to the Legislature on specified regional performance measures and on the manner in which state agencies are implementing the 5-year infrastructure plan.</p>
SB	450	Lowenthal	Federal Housing Trust Fund	<p>Existing federal law requires the Secretary of the Department of Housing and Urban Development to establish a Housing Trust Fund to provide grants to states to increase the supply of rental housing for extremely low- and very low income families, including homeless families, and homeownership for extremely low- and very low income families. This bill would designate the department as the state agency responsible for administering the federal Housing Trust Fund. The bill would require the department to administer the federal funds pursuant to the multifamily housing program, except that up to 10% of the funds may be appropriated by the Legislature to the CalHOME Program.</p>

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Bill	Number	Author	Title	Summary
SB	473	Wyland	Real Estate License: Mortgages	Existing law, the Real Estate Law, governs the licensure and regulation of real estate salespersons and real estate brokers. Existing law makes it unlawful for a person to, among other things, engage in the business of a real estate broker or a real estate salesman without a license. This bill would make technical and nonsubstantive changes to those provisions.
SB	477	Florez	Low- and moderate-income housing	The Community Redevelopment Law requires that not less than 20% of the tax-increment revenue allocated to a redevelopment agency be used to increase, improve, and preserve the supply of the community' s low- and moderate-income housing within the territorial jurisdiction of the agency, unless a specified finding is made annually by resolution. In carrying out this purpose, existing law authorizes the agency to exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons or families. This bill would include among the agency's powers the authority to loan, grant, or otherwise contribute or pledge funds to an authorized purchaser, as defined, of low-income housing tax credits for the construction of low-income rental housing located within the community.
SB	479	Calderon	Mortgage Foreclosures	This bill would state the intent of the Legislature to enact legislation that would protect consumers who seek out debt settlement or debt management services by codifying acceptable industry business practices and outlawing unacceptable industry business practices.
SB	483	Corbett	Mortgages	Existing law requires that if a default on a mortgage is cured, as specified, all proceedings instituted prior to that event are to be dismissed or discontinued, as specified. This bill would make technical, nonsubstantive changes to that provision and related provisions.
SB	491	Maldonado	Foreclosures	This bill would provide for state compliance with the federal Secure and Fair Enforcement for Mortgage Licensing Act of 2008, and would require the state-registration of mortgage loan originators, as defined. The bill would require the Department of Real Estate, the Department of Corporations, and the Department of Financial Institutions to implement that registration in accordance with the above-described federal standards, and would impose registrant examination and education requirements, including continuing education requirements. The bill would implement specified recordkeeping and reporting requirements, and would set forth penalty provisions for the violation thereof.
SB	500	Steinberg	Permanent Source	Existing law sets forth the Legislature's finding and declarations regarding the availability of affordable housing throughout California. This bill would express the intent of the Legislature to enact legislation that would provide a permanent source of revenue for affordable housing in California. Spot bill

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SB	505	Kehoe	Land Use	This bill would revise the safety element requirements for state responsibility areas and very high fire hazard severity zones, as specified. The procedures for adopting a safety element would include the Department of Forestry and Fire Protection as one of the specified agencies that both the draft element or draft amendment to the safety element is required to be submitted pursuant to a specified schedule by a city or county and that an existing safety element be submitted to pursuant to a specified schedule. By imposing new duties on local officials for the adoption of a general plan, the bill would create a state-mandated local program.
SB	518	Lowenthal	Vehicles: parking services and fees	This bill requires that state funds not be used, directly or indirectly, to subsidize parking services, except as specified, for students, employees, or other persons on and after January 1, 2011. The bill also would authorize the governing board of a community college district to exempt specified students who receive financial assistance or who rideshare or carpool from paying parking fees that exceed \$20 per semester. This bill would prohibit, notwithstanding any other provision of law on and after January 1, 2011, the use of state funds to, directly or indirectly, subsidize the construction or operations of parking except as specified, and for this purpose, the bill would define both the construction and operating costs of parking, the current cost of a monthly transit pass, the full cost of a parking space, transit intensive areas, and specify the exceptions to this requirement. A violation of the Vehicle Code is a crime. The bill would require, on or before January 1, 2012, within a region covered by a metropolitan planning organization, except as specified, to adopt and implement, or have adopted and implemented, measures from a specified menu that achieve a total score of at least 20 points, based on th
SB	564	Hollingsworth	Landlord-Tenant	Existing law requires sex offenders to register, as specified. This bill would express the intent of the Legislature to enact legislation that would prohibit anyone ever declared a Sexually Violent Predator from registering as a transient pursuant to Megan's Law. The bill would further express the intent of the Legislature to enact legislation that would require these offenders be housed in a reentry facility.
SB	575	Steinberg	Local planning: housing element	Existing law requires every city, county, and city and county to revise the housing element of its general plan as frequently as is appropriate to reflect the results of the periodic review. Existing law further requires that all local governments within the regional jurisdiction of the San Diego Association of Governments adopt their 5th revision no more than 5 years from the 4th revision. This bill instead would require that all local governments within the regional jurisdiction of the San Diego Association of Governments adopt their 5th revision no later than an unspecified period of time.

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Bill	Number	Author	Title	Summary
SB	595	Cedillo	Homeless Veterans Housing and Supportive Services Act of 2010	Existing law establishes the Multifamily Housing Program under the administration of the Department of Housing and Community Development to provide assistance to housing projects in the form of a deferred payment loan to pay for the eligible costs of specified developments. Existing law includes as eligible costs, the cost of developing dwelling units, transitional housing, and child care, and after school care and social service facilities integrally linked to the assisted dwelling units. This bill would include as an eligible cost the cost of supportive service facilities integrally linked to homeless veteran dwelling units assisted pursuant to the Homeless Veterans Housing and Supportive Services Act of 2010.
SB	608	Ducheny	State housing assistance	This bill would require the department, in addition to housing programs, to include infrastructure programs in its annual report. The bill would also require the specified report to include certain information relating to the programs funded under the Housing and Emergency Shelter Trust Fund Act of 2002 and the Housing and Emergency Shelter Trust Fund Act of 2006.
SB	622	Cedillo	Mobilehomes parks act	Under existing law, the Mobilehome Parks Act requires a valid permit issued by the Department of Housing and Community Development or a city, county, or city and county that assumes responsibility for the enforcement of the act for the construction or alteration of a mobilehome park. The act requires a plan checking fee equal to 1/2 of the construction, plumbing, mechanical, and electrical permit fees and establishes a minimum fee of \$10. This bill would raise the minimum fee by one dollar to \$11.
SB	633	Wright	Real Estate	This bill would require that a person making an appraisal in connection with a mortgage loan shall make at least one personal visit to the property that he or she is appraising. The bill would specify that this duty may not be assigned or delegated to any other person or employee of the appraiser. As applied to a licensed appraiser, as defined, a violation of these provisions would be deemed a violation of the Real Estate Appraisers' Licensing and Certification Law.
SB	636	Ashburn	Redevelopment	The Community Redevelopment Law authorizes the establishment of redevelopment agencies for the purpose of protecting and promoting the sound development and redevelopment of blighted areas, as defined. This bill would make a technical, nonsubstantive change in that law.

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SB	660	Wolk	Reverse Mortgages	<p>This bill would provide that a lender, broker, person, or entity who recommends the purchase of a reverse mortgage owes the prospective borrower a duty of honesty, good faith, and fair dealing. The bill would require that a lender, broker, person, or entity that recommends the purchase of a reverse mortgage have reasonable grounds for believing that the reverse mortgage is suitable for the prospective borrower and to make reasonable inquiries to determine suitability. The bill would require that the suitability of a recommended purchase of a reverse mortgage be determined, with reference to the totality of the particular borrower's circumstances, goals, and needs and establishes specified criteria for the purpose of making this evaluation. The bill would provide that recommendation of the purchase of a reverse mortgage that is found to be unsuitable constitutes a breach of the duty of honesty, good faith, and fair dealing. The bill would permit any person injured as a result to bring a civil action for damages.</p>
SB	677	Solorio	Prevailing Wage	<p>Existing law defines "public works," for purposes of regulating public works contracts, as, among other things, construction, alteration, demolition, installation, or repair work done under contract and paid for, in whole or in part, out of public funds. This bill would make technical, nonsubstantive changes in these provisions.</p>
SB	689	Hollingsworth	Group Homes	<p>Existing law prohibits a parolee who served a term of imprisonment in state prison for any sex offense requiring registration, from, during the period of parole, residing in any single family dwelling with any other person also required to register as a sex offender, unless those persons are legally related by blood, marriage, or adoption. Existing law excludes a residential facility that serves 6 or fewer persons from the definition of a single family dwelling for this purpose. This bill would remove the exclusion of a residential facility that serves 6 or fewer persons from the definition of a single family dwelling and would, instead, allow a county or city to include a residential facility that serves 6 or fewer persons within the local definition of a single family dwelling for purposes of the restriction on sex offenders living together. This bill would also allow a county or city to prohibit a person released on parole, after having served a term of imprisonment in state prison for any offense for which registration as a sex offender is required, from residing, during the period of parole, in any single family dwelling with any other person also on parole after having served a term of imprisonment in state prison for an</p>
SB	705	Lowenthal	Land Use	<p>Existing law defines an infill opportunity zone for purposes of the above-described provisions to mean a specific area designated by a city or county zoned for new compact residential or mixed use development, except as specified, within 1/3 mile of specified transportation sites in counties with a population of over 400,000. Under existing law streets and highways in an infill opportunity zone are exempt from the level of service standards specified in the above-described provisions and instead the city or county is required to include them an alternate level of service standards or take other actions, as specified. Existing law provides that a city or county may not designate an infill opportunity zone after December 31, 2009. This bill would eliminate the deadline for designating an infill opportunity zone.</p>

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Bill	Number	Author	Title	Summary
SB	763	Walters	Land-use	This bill would extend the applicable expiration date to 24 months, as specified for any vesting tentative map, in addition to a tentative map, generally. By adding to the procedures officials in counties, cities, and cities and counties must follow, this bill would impose a state-mandated local program.
SB	782	Yee	Domestic violence	Creates a defense to an action for possession under unlawful detainer provisions of existing law if the court determines that the tenant or the tenant's household member is a victim of domestic violence, sexual assault, or stalking, and the notice to vacate is substantially based upon the domestic violence, sexual assault or stalking against the tenant or a tenant's household member, including an action for possession based on complaints of noise, disturbances, or repeated presence of police. Requires a landlord to retain in strictest confidence all information regarding any incidents domestic violence, sexual assault or stalking that is received in confidence from a tenant or a tenant's household member who is a victim.
SB	793	Dutton	Home Purchase Assistance Program	Makes a technical, nonsubstantive change to existing law that establishes the Home Purchase Assistance Program, administered by the California Housing Finance Agency, to assist first-time homebuyers to utilize existing mortgage financing, and provide mortgage insurance for home purchase assistance.
SB	804	Leno	Mobilehomes	Under the existing Mobilehome Residency Law, the management may not show or list for sale a manufactured home or mobilehome without first obtaining the owner's written authorization, however management may require a homeowner to advise management in writing that his or her manufactured home or mobilehome is for sale. Existing law also provides that the management may not require the selling homeowner to authorize the management or any other specified broker, dealer, or person to act as the agent in the sale of a manufactured home or mobilehome as a condition of management's approval of the buyer or prospective homeowner for residency in the park. This bill would additionally prohibit the management from requiring a homeowner, who is replacing a mobilehome or manufactured home on a space in the park, in which he or she resides, to use a specific broker, dealer, or other person as an agent in the purchase or installation of the replacement home.
SB	812	Asburn	Development Services	This bill would require the needs of persons with autism spectrum disorders to be assessed, in cooperation with specified groups, and to be specifically addressed in the housing element. By expanding the duties of local jurisdictions in relation to the general plans, this bill would impose a state-mandated local program. Under existing law, the Department of Housing and Community Development has various duties relating to goals and policy objectives concerning housing in the state. This bill would require the department, with the cooperation of the State Department of Developmental Services, to prepare a report to the Legislature that evaluates and identifies the housing needs of persons who receive services from either the state department or a regional center and who have been diagnosed an autism spectrum disorder.

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AJR	6	Beall	Elder Economic Security Standard Index	This measure would memorialize the President and the Congress of the United States to ensure economic security for all elders by taking several actions, including ensuring that federal policies and programs enable all elders and their families to meet their basic needs and using the Elder Economic Security Standard Index to modernize all federal poverty measures and guidelines, recalculate the number and demographic profile of elders whose basic needs are not being met, and evaluate the impact of public supports and any current or new federal initiatives to help elders age in place.
ACA	3	Blakeslee	A resolution to propose to the people of the State of California an amendment to the Constitution of the State, by amending Section 8 of Article II thereof, relating to initiatives.	Existing law permits voters to propose statutes and amendments to the Constitution, and to adopt or reject them, through the initiative process. This measure would require an initiative measure that would authorize the issuance of state general obligation bonds in a total amount exceeding \$1 billion to either provide additional tax or fee revenues, the elimination of existing programs, or both, as necessary to fully fund the bonds, as determined by the Legislative Analyst, in order to be submitted to the voters or have any effect.
ACA	5	Calderon	A resolution to propose to the people of the State of California an amendment to the Constitution of the State, by amending Section 8 of Article II thereof, relating to initiatives.	This measure would require an initiative measure that would authorize the issuance of state general obligation bonds to either provide additional tax or fee revenues, the elimination of existing programs, or both, as necessary to fully fund the bonds, as determined by the Legislative Analyst, in order to be submitted to the voters or to have any effect and would require the Attorney General to identify the new revenue source or the eliminated programs in the initiative measure's title and summary. The measure would also require that at least 55% of the voters approve an initiative measure authorizing the issuance of state general obligation bonds.
ACA	9	Huffman	Local government bonds	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 for a rate imposed by a city, county, or city and county to service bonded indebtedness, incurred to fund specified public improvements, facilities, and housing, and related costs, that is approved by 55% of the voters of the city, county, or city and county, as applicable. This additional exception would apply only if the proposition approved by the voters results in bonded indebtedness that includes specified accountability requirements.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	12	Beall and Bass	California Fostering Connections to Success Act.	Existing law, through the Kinship Guardianship Assistance Payment Program (Kin-GAP), which is a part of the CalWORKs program, provides aid on behalf of eligible children who are placed in the home of a relative caretaker. The program is funded by state and county funding and available federal funds. This bill, effective January 1, 2010, would repeal the Kin-GAP Program and would require the state to exercise its option under specified federal law to establish a kinship guardianship assistance payment program, as specified. This bill would require the department to amend its foster care state plan required under specified federal law, to extend AFDC-FC benefits, commencing October 1, 2010, to specified individuals up to 21 years of age, in accordance with a designated provision of federal law. This bill would provide that no appropriation from the General Fund would be made for the purposes of implementing these provisions.
AB	34	Nava	Mortgage Lending	This bill would state the intent of the Legislature to enact legislation relative to an effective system of supervision and enforcement of the mortgage lending industry, and would make legislative findings and declarations regarding recently-enacted federal legislation and related matters.
AB	111	Niello	Taxation: Cancellation of indebtedness: mortgage debt forgiveness	The Personal Income Tax Law conforms to specified provisions of the federal Mortgage Forgiveness Debt Relief Act of 2007, relating to the exclusion of the discharge of qualified principal residence indebtedness, as defined, from a taxpayer's income if that debt is discharged after January 1, 2007, and before January 1, 2009, as provided. This bill would extend the operation of those provisions to debt that is discharged after January 1, 2007, and before January 1, 2012.
AB	113	Portantino	Highways: Route 710: sale of property	Existing law authorizes the Department of Transportation to acquire real property for state highway purposes. Existing law specifies various procedures to be followed by the department when it determines that real property acquired for state highway purposes is no longer necessary for those purposes, generally under terms and conditions established by the California Transportation Commission. Existing law establishes specific procedures for the sale by public agencies of surplus residential property, under which property may be sold at less than fair market value in certain cases. This bill would require the department to sell the real property it owns relative to the unconstructed portion of State Highway Route 710 in Los Angeles County located to the north of State Highway Route 10, with residential property to be sold using the process for sale of surplus residential real property, except that property occupied since at least January 1, 2004, by a school or nonprofit organization would first be offered to the occupant.
AB	118	Logue	California Global Warming Solutions Act of 2006.	This bill would repeal the California Global Warming Solutions Act of 2006.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	123	Portantino	Housing for elderly or disabled persons	Existing law establishes the State Department of Social Services and sets forth its powers and duties, including, but not limited to, administration over the California Community Care Facilities Act, which, with certain exceptions, requires community care facilities, as defined, to meet prescribed licensing standards. Existing law exempts housing for elderly or disabled persons that are approved and operated pursuant to prescribed provisions of federal law from licensing requirements applicable to community care facilities, residential care facilities for persons with life-threatening illness, and residential care facilities for the elderly. This bill would, instead, exempt housing occupied by elderly or disabled persons under a regulatory agreement pursuant to these provisions of federal law, and would also exempt housing that qualifies for a low-income housing credit under provisions of the federal Tax Reform Act of 1986 or is subject to the requirements for dwellings for low-income families pursuant to the federal Housing and Community Development Act of 1974, and that is occupied by elderly or disabled persons, or both.
AB	133	Smyth	Subdivisions: major thoroughfares.	The Subdivision Map Act authorizes a local agency to require the payment of a fee as a condition of approval of a final map or as a condition of issuing a building permit for purposes of defraying the actual or estimated cost of constructing bridges or major thoroughfares if specified conditions are met. This bill would authorize a local agency to establish a fund for a benefit area that covers all of the bridge and major thoroughfare projects in that benefit area when that benefit area is one in which more than one bridge or major thoroughfare is required to be constructed. The definition of "construction" would be expanded to include the unincorporated area of Los Angeles County for purposes of design, acquisition of rights-of-way, actual construction, and reasonable administrative expenses, as specified.
AB	210	Hayashi	Green Building	The California Building Standards Law provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the California Building Standards Commission for approval and adoption. Existing law authorizes a city or county to make changes or modifications in the requirements contained in the provisions published in the California Building Standards Code and other specified regulations. This bill would specify that the requirements and regulations that a city or county is authorized to change or modify includes, but is not limited to, green building standards.
AB	212	Saldana	Energy	The Warren-Alquist State Energy Resources Conservation and Development Act requires the State Energy Resources Conservation and Development Commission to adopt building design and construction standards and energy and water conservation standards to reduce the wasteful, uneconomic, inefficient, or unnecessary consumption of energy, including energy associated with the use of water. This bill would require the commission to adopt, in collaboration with specified parties, building design and construction standards and energy and water conservation standards to require new residential constructions commenced on or after January 1, 2020, or on a date by which the commission determines that the use of photovoltaic technology is cost effective, whichever is later, to be zero net energy buildings, as defined.

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2009-2010

Bill	Number	Author	Title	Summary
AB	234	Huffman	Energy	This bill would state the intent of the Legislature to enact legislation to develop an implementation plan for distributing federal economic stimulus dollars for energy efficiency projects and programs to help facilitate the state's economic recovery while making investments in the state's environment and improving the quality of life of the people of the state.
AB	244	Beall	Health care coverage: Mental health services	This bill would expand the coverage requirement for certain health care service plan contracts and health insurance policies issued, amended, or renewed on or after January 1, 2010, to include the diagnosis and treatment of a mental illness of a person of any age and would define mental illness for this purpose as a mental disorder defined in the Diagnostic and Statistical Manual IV. The bill would specify that this requirement does not apply to a health care benefit plan, contract, or health insurance policy with the Board of Administration of the Public Employees' Retirement System unless the board elects to purchase a plan, contract, or policy that provides mental health coverage.
AB	260	Lieu	Lending	Enacts duties, requirements and prohibitions relating to higher priced mortgages loans, which the bills defines as a consumer credit transaction secured by the consumer's principals dwelling for which the annual percentage rate on the loan exceeds the yield on comparable Treasury securities by at least three percentage rate on the loan exceeds the yield on comparable Treasury securities by at least 3 percentage points for first-lien loans, or five percentage points for subordinate-lien loans
AB	262	Bass	Programs and Financial Assistance	This bill would require that any moneys received by the state pursuant to the federal American Recovery and Reinvestment Plan that are directed for energy related activities, programs, or projects, be administered by the state's energy and water agencies, and provide that those activities, programs, or projects should adhere to the principle of accountability while also adhering to existing state policies to promote energy efficiency, promote water conservation, promote the development and use of renewable energy resources, protect the environment, and provide green job training.
AB	271	Solorio	Youth	This bill, in conformity with the federal Youth Build Transition Act of 2005 that transferred the administration of the Youth Build program from the Department of Housing and Urban Development to the Department of Labor, would revise those provisions that make reference to the Department of Housing and Urban Development to refer instead to the Department of Labor.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	280	Blakeslee	Misc	Existing law establishes the California Earthquake Authority, administered under the authority of the Insurance Commissioner. Existing law provides that the authority shall be governed by a 3-member governing board consisting of the Governor, the Treasurer, and the commissioner. The authority is authorized to transact insurance as necessary to sell policies of basic residential earthquake insurance, as specified. This bill would authorize the board to create a program, administered by the authority, to access and dispense federal stimulus dollars for purposes of retrofitting multiunit, soft-story buildings, as specified.
AB	290	Davis	Neighborhood Stabilization Program grants	Existing law establishes various statewide housing and community development plans and projects. Existing federal law establishes a Neighborhood Stabilization Program that assists state and local governments in redeveloping abandoned and foreclosed upon homes. This bill would declare the intent of the Legislature to enact legislation that directs a portion of the federal program's funding to accomplish specified objectives relating to the building and green-collar trades, the provision of affordable, energy-efficient housing, and the revitalization of low -to moderate-income areas.
AB	300	Caballero	Land Use	This bill would require, until January 1, 2020, the legislative body of a city or county or the designated advisory agency to approve or disapprove the sub divider's water savings projections attributable to voluntary demand management measures, as defined, after being reviewed by the retail water supplier and verified for accuracy, as specified, by the public water system or the local agency if there is no public water system. Water savings projections would be authorized to be calculated using the water savings projections adopted by the California Urban Water Conservation Council.
AB	331	Hall	Tenant Protections	Existing law requires that, upon a breach of the obligation of a mortgage or transfer of an interest in property, the trustee, mortgagee, or beneficiary record a notice of default in the office of the county recorder where the mortgaged or trust property is situated and mail the notice of default to the mortgagor or trustor. Existing law, until January 1, 2013, requires a specified notice to be posted on a residential property to be sold if the billing address for the mortgage note is different than the property address. This bill would make a nonsubstantive change to these provisions.
AB	333	Fuentes	Land Use	This bill would extend the applicable expiration date of the Subdivision Map Act to 72 months, as specified, for any vesting tentative map, in addition to a tentative map, generally, that has not expired as of the date adding these provisions and that will expire, as specified, before January 1, 2016. By adding to the procedures that officials in counties, cities, and cities and counties must follow, this bill would impose a state-mandated local program.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	338	Ma	TOD	This bill would recast the area included in a transit village plan to include all land within not more than 1/2 mile of the main entrance of a transit station. The requirement of voter approval for the formation of an infrastructure financing district, adoption of an infrastructure financing plan, and an issuance of bonds for the purpose of developing and financing a transit facility, as defined, would be eliminated. A transit village plan financed by these bonds would be required to include specified demonstrable public benefits regarding housing, replacement dwelling units at an affordable housing cost when specified dwelling units are destroyed or removed, and a provision that at least 20% of all revenues derived from the property tax increment be dedicated to increase, improve, and preserve the transit village district's supply of affordable housing, as defined. The bill also would make technical, nonsubstantive changes.
AB	345	Torlakson	Regional occupational centers or programs: emancipated foster youth.	Existing law requires that, for the 2011-12 fiscal year and every fiscal year thereafter, a regional occupational center or program may claim no more than 10% of the state-funded average daily attendance for which the center or program is eligible, for services provided students who are not enrolled in grades 9 to 12, inclusive, and up to an additional 5% for CalWORKs, Temporary Assistance Program, or Job Corps participants and participants under the federal Workforce Investment Act of 1998. This bill would exempt services provided by a regional occupational center or program to emancipated foster youth from the cap imposed by this provision.
AB	413	Fuentes	Landlord-Tenant	Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including electrical corporations and gas corporations, as defined. Existing law authorizes the commission to fix the rates and charges for every public utility, and requires that those rates and charges be just and reasonable. This bill would prohibit the commission from requiring or permitting an electrical corporation to employ time-variant pricing, as defined, for residential customers, but would authorize the commission to authorize an electrical corporation to offer residential customers the option of receiving service pursuant to time-variant pricing. The bill, commencing January 1, 2016, would authorize the commission to authorize an electrical corporation to employ default time-variant pricing for residential customers, if the customer has the option of receiving service pursuant to a rate schedule that is not based upon time-variant pricing and if residential customers that exercise the option to not receive service pursuant to the time-variant pricing incur no additional costs as a result of the exercise of that option.
AB	415	Nestande	Residential care facilities for the elderly	Under existing law, the California Community Care Facilities Act, the State Department of Social Services licenses and regulates, residential care facilities for the elderly, as defined. Violation of those provisions is a crime. This bill would make technical, nonsubstantive changes to those provisions.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	433	Ammiano	Building standards: newly constructed buildings: ventilation systems.	The California Building Standards Law provides for the promulgation of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the California Building Standards Commission for approval or adoption. This bill would require the commission to adopt or approve a building standard that requires newly constructed buildings containing 10 or more dwelling units located within a potential roadway exposure zone, as defined, and having a specified particular concentration at the proposed building site greater than a specified amount attributable to specified traffic sources to have ventilation systems designed and constructed to remove greater than 80% of ambient specified particular matter from habitable areas of those units. The bill would require the commission to create and update a potential roadway exposure zone map and would subject projects meeting the building standard to an air quality assessment. The bill would require the project developer to submit a report to the commission that contains specified air quality information.
AB	473	Blumenfield	Real Estate	Existing law, the Real Estate Law, governs the licensure and regulation of real estate salespersons and real estate brokers. Existing law makes it unlawful for a person to, among other things, engage in the business of a real estate broker or a real estate salesman without a license. This bill would make technical and nonsubstantive changes to those provisions.
AB	475	Hall	Redevelopment	The Community Redevelopment Law limits the effectiveness of every redevelopment plan adopted on or before December 31, 1993, to 40 years from the adoption of the redevelopment plan or January 1, 2009, whichever is later, after which the agency has no authority to act pursuant to the redevelopment plan except to pay previously incurred indebtedness, to comply with provisions governing compliance with an agency's affordable housing obligations, and to enforce existing covenants, contracts, or other obligations. After 10 years from the termination of the effectiveness of the redevelopment plan pursuant to this provision, a redevelopment agency is prohibited from paying indebtedness or receiving tax-increment revenues, except as specified. This bill would make technical, nonsubstantive changes to this provision.
AB	481	Ma	Mobilehomes	Existing law requires, if a mobilehome space within a mobile home park is not the principal residence of the homeowner and the homeowner has not rented the mobilehome to another party, that the mobilehome space be exempt from rent control. Existing law requires that, for the purposes of these provisions, a mobilehome be deemed to be the principal residence of a homeowner, except in specified circumstances. This exemption does not apply if the homeowner is unable to rent or lease the mobilehome because the owner or management of the mobilehome park, or the rental agreement, limits or prohibits assignment or subletting. This bill would, instead, apply the above exemption from rent control to a mobilehome located on a space within a mobilehome park that is not the homeowner's principal residence without regard to whether the homeowner has rented the mobilehome to another party, except as specified.

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2009-2010

Bill	Number	Author	Title	Summary
AB	498	Hayashi	Affordable housing for veterans	Existing law establishes the Multifamily Housing Program under the administration of the Department of Housing and Community Development to provide a standardized set of program rules and features applicable to all housing types based on the department's California Housing Rehabilitation Program. Existing law authorizes a sponsor, as defined, of a supportive housing development funded by the Multifamily Housing Program, to restrict occupancy of a project to persons with veteran status under specified circumstances. This bill would make several legislative findings and declarations relating to veteran renter households. The bill would also express the intent of the Legislature to enact legislation relating to affordable housing for veteran renter households.
AB	503	Furutani	Shelter for battered women	Existing law requires the Maternal and Child Health Branch of the State Department of Public Health to administer a comprehensive shelter-based services grant program to battered women's shelters, and requires the department, in implementing that program, to consult with an advisory council that remains in existence until January 1, 2010, in the administration of the grant program. This bill would extend the period during which the advisory council would remain in existence to January 1, 2014.
AB	530	Krekorian	Landlord-Tenant	AB 530 would expand and make permanent an existing 5-city pilot program that allows a city attorney or prosecutor to "step into the shoes" of a landlord and pursue an eviction action against a tenant for specified drug or weapons offenses
AB	558	Portantino	Land use planning	This bill would authorize a city, until January 1, 2016, to meet not more than 10% of its existing share of the regional housing need by adoption of a program that meets certain, listed requirements, including that the program actively promote and assist in the placement of foster youth in existing family-based households, as specified, and be approved by the council of governments that assigns the city's share of regional housing needs or, in the county absence of a council, by the department. For the 2nd and any subsequent planning period after the specified program has been adopted, the department or the council of governments, as applicable, would be prohibited from approving the program for these purposes if the program was not responsible for meeting 2.5% or more of the city's share of the regional housing need for the previous planning period. The bill would require the department or the council of governments, as applicable, to limit program approvals to the first 5 programs per region that apply and qualify for approval. The bill would require each city that has adopted a program to submit to the department or the council of governments, as applicable, 2 progress reports pe

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2009-2010

Bill	Number	Author	Title	Summary
AB	566	Nava	Mobilehomes	<p>The Subdivision Map Act requires a subdivider, at the time of filing a tentative or parcel map for a subdivision to be created from the conversion of a mobilehome park to resident ownership, to avoid the economic displacement of nonpurchasing residents by obtaining a survey of support of residents of the mobilehome park for the proposed conversion, among other things. A violation of the act is a crime punishable as a felony or a misdemeanor. This bill would require that survey of residents of the mobilehome park for proposed conversion to demonstrate support of a majority of the residents of the mobilehome park. The bill also would state that a local agency is not prohibited from enacting reasonable measures by ordinance to prevent sham conversions or to preserve affordable housing. Because the bill would expand the scope of an existing crime, it would impose a state-mandated local program.</p>
AB	568	Lieu	Landlord-Tenant	<p>This bill would provide that every building or place used for the purpose of willfully manufacturing, intentionally selling, or knowingly possessing for sale any counterfeit of a registered mark is a nuisance that shall be enjoined, abated, and prevented, whether it is a public or private nuisance. The bill would authorize a district attorney, county counsel, city prosecutor, city attorney, or citizen, as specified, to maintain an action to abate and prevent the nuisance and perpetually to enjoin the person conducting or maintaining it, and the owner, lessee, or agent of the building or place in or upon which the nuisance exists from directly or indirectly maintaining or permitting the nuisance. The bill would provide that a violation or disobedience of the injunction or order for abatement is punishable as a contempt of court by a specified fine and imprisonment. The bill would make related provisions.</p>
AB	570	Aranbula	Local Housing Trust Fund Matching Grant Program	<p>Existing law establishes the Local Housing Trust Fund Matching Grant Program for the purpose of supporting local housing trust funds dedicated to the creation or preservation of affordable housing. Under the grant program, the Department of Housing and Community Development is authorized to make matching grants available to cities and counties, or a city and county, and existing charitable nonprofit organizations that have created, funded, and operated housing trust funds. The minimum allocation to a program applicant is \$1,000,000, and the maximum allocation is \$2,000,000 with all funds provided under the grant program to be matched on a dollar-for-dollar basis with money that is not required by any state or federal law to be spent on housing. This bill would establish the minimum allocation at \$500,000 for a newly established trust, as defined, that is in a county with a population of less than 425,000 persons, based on the decennial United States Census for the year 2000, and at \$1,000,000 for all other trusts.</p>

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	590	Feuer	Legal Aid	Existing law, the State Bar Act, provides for the licensure and regulation of attorneys by the State Bar of California, a public corporation. Existing law provides that it is the duty of an attorney to, among other things, never reject, for any consideration personal to himself or herself, the cause of the defenseless or oppressed. Existing law provides that a lawyer may fulfill his or her ethical commitment to provide pro bono services, in part, by providing financial support to organizations providing free legal services to persons of limited means. This bill would state the intent of the Legislature to expand the availability of legal counsel in critical civil matters through locally controlled pilot programs designed to test and evaluate new methods for the fair and cost-efficient resolution of legal disputes, and the comprehensive enforcement of vital legal rights, with respect to basic human needs.
AB	593	Carter	Housing: Residential rehabilitation	Existing law establishes the Residential Rehabilitation Act, which, among other things, authorizes cities and counties to issue bonds for the purpose of financing residential rehabilitation. Existing law makes several legislative findings and declarations relating to the necessity of providing long-term, low-interest loans to finance residential rehabilitation in depressed residential areas. This bill would make a nonsubstantive change to the legislative findings and declarations.
AB	596	Evans	Land Use	This bill would require the Office of Planning and Research to develop an urban model-home, form-based ordinance and a rural model-home, form-based ordinance that a local agency can use as a planning tool to revitalize and preserve communities in compliance with smart-growth principles. The ordinances would be required to include minimum requirements or parameters that are clear and easy-to-follow.
AB	603	Price	Foreclosures	Existing law requires that, upon a breach of the obligation of a mortgage or transfer of an interest in property, the trustee, mortgagee, or beneficiary record a notice of default in the office of the county recorder where the mortgaged or trust property is situated. This bill would make a nonsubstantive change to these provisions.
AB	610	Caballero	Land Use	Existing law provides that the Office of Planning and Research within the Governor's office serves as the state's comprehensive planning agency in the formulation, evaluation, and updating of, among other things, long-range goals and policies for land use, population growth and distribution, urban expansion, development, open space, resource preservation and utilization, air and water quality, and other factors that shape statewide development patterns and significantly influence the quality of the state's environment. This bill would require the Office of Planning and Research to advise and educate local agencies and other interested stakeholders about the role that public-private partnerships can play in planning, studying, designing, financing, constructing, operating, maintaining, or managing local infrastructure projects.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	702	Salas	Veterans	This bill would establish the Veterans Housing and Assistance Program, under which the Department of Housing and Community Development would be authorized to make grants from the Veterans Housing and Assistance Fund, upon appropriation by the Legislature, to local governments and nonprofit organization to provide emergency or temporary housing for homeless veterans, as specified. The bill would authorize the department to adopt regulations, including emergency regulations, for the administration of the program.
AB	703	Knight	Housing: federal housing certificate program	Existing law authorizes the Department of Housing and Community Development, upon the request of a local public entity, to provide technical assistance for the purpose of developing applications and plans from the local public entity for federal funding under the federal Section 8 housing certificate program. This bill would make a nonsubstantive change to this provision of law.
AB	720	Caballero	Land use: housing element	This bill would authorize any city or county that uses funding from its Low and Moderate Income Housing Fund within a redevelopment project area for purposes of substantially rehabilitating a unit to count the unit towards meeting its share of the regional housing need for affordable housing, as defined, for low-, very low, or extremely low income households.
AB	761	Calderon	Mobilehomes	The mobilehome residency law generally regulates the terms and conditions of mobilehome tenancies in mobilehome parks. Existing law exempts certain rental agreements relating to mobilehomes from any local measure establishing the maximum amount that a landlord may charge a tenant for rent. This bill would provide, in addition, that upon the sale, assignment, transfer, or termination of an interest in a mobilehome or a mobilehome tenancy in a mobilehome park, the management of the park may offer a new rental agreement containing an initial rent in excess of the maximum rent established by a local measure, except as specified. The bill would provide that, after execution of the new rental agreement, the local measure shall govern the agreement in all applicable respects.
AB	764	Nava	Mortgages	The Real Estate Law provides for the regulation and licensure of real estate brokers and real estate salespersons by the Real Estate Commissioner. Existing law authorizes the commissioner to require that materials used in obtaining advance fee agreements be submitted to him or her at least 10 calendar days before the materials are used. Existing law authorizes the commissioner to determine the form of the advance fee agreements. This bill would instead require the commissioner to determine the form of advance fee agreements and to mandate the submission of advance fee agreement materials prior to their use.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	767	Ammiano	Homeless Youth	Under existing law, specified counties operate pilot projects relating to homeless youth emergency services. This bill would require counties to provide counseling services, as prescribed, to homeless and at-risk youth. By imposing new duties on counties, this bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.
AB	768	Torres	Elder Abuse	This bill would delete the language requiring that the person either know or reasonably should know that the victim was an elder or dependent adult from the definitions of those crimes. The bill would also expand those crimes to include causing or permitting an elder or dependent adult to sustain any wound or physical or psychological injury. Because this bill would expand the definitions of crimes, the bill would impose a state-mandated local program.
AB	771	Torres	Landlord-Tenant	Existing law prohibits an electrical, gas, heat, telephone, or water corporation from terminating residential service for nonpayment of any delinquent account or other indebtedness owned by the customer or subscriber to any other person or corporation or when the obligation represented by the delinquent account or other indebtedness was incurred with a person or corporation other than the corporation demanding payment for it. The act exempts from this prohibition a utility that collects sanitation or sewerage charges for a public agency, as specified. This bill would delete that exemption. Existing law requires a decision of an electrical, gas, heat, telephone, or water corporation to require a new residential applicant to deposit a sum of money with that corporation prior to furnishing service to be based solely upon the creditworthiness of the applicant, as determined by the corporation. This bill would prohibit those corporations from seeking to recover charges or penalties, in connection with furnishing services to a tenant of the owner of the residential property to which services were provided, from any subsequent tenant or the property owner. The bill also would prohibit those corporations f
AB	782	Jefferies	Land use	This bill would provide that upon the state board's acceptance that the sustainable communities strategy or an alternative planning strategy, if implemented, will achieve the greenhouse gas emissions reduction targets established by the state board, that acceptance shall be final, and no person or entity may initiate or maintain any judicial proceeding to review the propriety of the state board's acceptance.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	828	Lieu	Green Building	The California Building Standards Law provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose adoption of any building standard to submit the building standard to the California Building Standards Commission for approval or adoption. Existing law requires the commission to adopt, approve, codify, update, and publish green building standards for any occupancy for which no state agency has the authority or expertise to propose those standards. This bill would revise the commission's requirement to adopt, approve, codify, update, and publish green building standards from a state agency. The bill would authorize any state agency, including, but not limited to, several specified agencies, to propose to the commission mandatory green building standards in their area of expertise. The bill would require that the green building standards adopted and approved by the commission be inserted into the appropriate part of the California Building Standards Code. The bill would also require the State Energy Resources Conservation and Development Commission to develop and adopt voluntary energy efficiency or water efficiency standards,
AB	841	Fuentes	Low-income housing tax credits	Existing law requires the California Tax Credit Allocation Committee to allocate specified insurance, income, and corporation tax credits for purposes of low-income housing projects. This bill would declare the Legislature's intent to enact legislation that would require the committee to allocate a portion of the credits to the City of Los Angeles.
AB	869	Mendoza	Mobilehome parks: Certified Mobilehome Park Manager	Existing law, the Mobilehome Residency Law, governs tenancies in mobilehome parks, including, among other things, imposing various duties on the owners or managers of mobilehome parks to meet and consult with homeowners, upon request, and to provide specified disclosures to homeowners. The Mobilehome Parks Act requires the Department of Housing and Community Development to enact and enforce rules and regulations to protect public health and safety in mobilehome parks. The act requires the department to enter and inspect the parks, as specified, to issue permits, and to send notices regarding violations of the act or the regulations, as specified. Any person who willfully violates the act, building standards related thereto, or rules or regulations adopted by the department pursuant to the act is guilty of a misdemeanor punishable by a fine not exceeding \$400 or imprisonment not exceeding 30 days, or both.
AB	902	HCD COM	Foreclosure	The Personal Income Tax Law authorizes various credits against the taxes imposed by that law. This bill would state the intent of the Legislature to enact legislation authorizing a credit against those taxes for individuals who purchase a foreclosed home.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	919	Nava	Foreclosure: vacant properties	Existing law, until January 1, 2013, requires a legal owner to maintain vacant residential property purchased at a foreclosure sale, or acquired by that owner through foreclosure under a mortgage or deed of trust. Existing law authorizes a governmental entity to impose civil fines and penalties for failure to maintain that property of up to \$1,000 per day for a violation. Existing law prohibits a governmental entity from imposing fines on a legal owner under both these provisions and a local ordinance. This bill would make nonsubstantive, technical change to these provisions.
AB	957	Galgiani	Foreclosures	This bill would enact the Buyer's Choice Act, which would prohibit a mortgagee, beneficiary under a deed of trust, or other person who acquired title to residential real property at a foreclosure sale from, as a condition of selling that real property to a buyer, requiring the buyer to purchase title insurance or use escrow services in connection with the sale from a company chosen by the seller. The act would also prohibit such a seller from, without good cause, disapproving the use of a title or escrow company chosen by a buyer. A seller who violates these provisions would be liable to the buyer for a specified civil penalty.
AB	968	Knight	Eminent domain	The California Constitution permits private property to be taken or damaged for public use only when just compensation is paid. The Eminent Domain Law prescribes how that constitutionally authorized power may be exercised and permits that exercise only for a public use. The law provides that if the Legislature provides by statute that a use, purpose, object, or function is one for which the power of eminent domain may be exercised, that is deemed to be a declaration that the use, purpose, object, or function is a public use. This bill would make nonsubstantive, technical changes in these provisions.
AB	985	De La Torre	Fair Housing	This bill would require a title insurance company involved in any transfer of real property that provides a copy of any deed or other written instrument relating to title to real property, or any written covenant, condition, or restriction annexed or made a part of, by reference or otherwise, the deed or instrument, that contains any provision that purports to forbid, restrict, or condition the right of any person or persons to sell, buy, lease, rent, use, or occupy the property on account of any of the above-specified characteristics, with respect to any person or persons, to cause that provision to be stricken from the deed or other instrument before the property is transferred, except as specified.
AB	1003	Perez	Domestic violence grants	Existing law establishes a grant program for the development and support of domestic violence programs and services for the gay, lesbian, bisexual, and transgender community. Existing law requires the Office of Emergency Services (OES) to use funds from the Equality in Prevention and Services for Domestic Abuse Fund to award up to 4 grants annually to fund domestic violence programs and services for the gay, lesbian, bisexual, and transgender community, including, but not limited to, all of the following: (1) 24-hour crisis hotlines, (2) counseling, (3) court and social service advocacy, (4) legal assistance with temporary restraining orders, devices, and custody disputes, (5) community resource and referral, (6) household establishment assistance, (7) emergency housing, and (8) educational workshops and publications. This bill would revise that provision to instead specify that the OES shall award grants annually to fund domestic violence programs and services for that community, including, but not limited to, any of the components described above.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	1065	Gilmore	Farmworker Housing	This bill would, for purposes of existing farmworker housing tax credits, increase the maximum aggregate dollar amount of credits allowed in each calendar year to \$1,000,000.
AB	1084	Adams	Local Planning	This bill would provide that in any action - whether ministerial, discretionary, adjudicatory, or legislative - establishing, increasing, or imposing a fee, as a condition of approval of a development project by a local agency, the local agency would be required to determine, prior to imposing the fee, how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. Fees would be authorized to be simultaneously adopted, imposed, or collected by a city, county, or city and county to finance more than one of the categories of facilities or improvements, as specified, provided that each category of facilities or improvements separately complies with specified conditions, and those fees would be prohibited from being commingled.
AB	1108	Fuentes	Landlord-Tenant	This bill would authorize the commission, if it finds that a master-meter customer has failed to maintain or repair its submeter facilities beyond the master-meter, to order the master-meter customer to maintain or repair those facilities and would authorize the commission, in addition to the commission's authority to make or enforce orders pursuant to the Public Utilities Act, to order that moneys received as a result of the master-meter discount be held in trust to be expended for maintenance and repair of the submeter facilities. The bill would require a master-meter customer to separately bill for gas or electric service, or both, and rent. This bill would prohibit a master-meter customer from charging a user of electricity or gas any late charge for nonpayment or delayed payment of rent. The bill would require that any late charge imposed by a master-meter customer for nonpayment or delayed payment by a user for gas or electric service be in an amount that does not exceed that which the electrical or gas corporation would charge for nonpayment or delayed payment for electric or gas service.
AB	1158	Hayashi	TOD	Existing law authorizes a city or county to create a transit village plan for a transit village development district. Existing law authorizes a city or county to prepare a transit village plan for a transit village development district that addresses specified characteristics. This bill would add the characteristic of other land uses, including educational facilities, that provide direct linkages for people traveling to and from primary and secondary education schools, community colleges, and universities, to the list of specified characteristics that a transit village plan may address.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	1160	Fong	Landlord-Tenant	This bill would expand the scope of those provisions to instead require any person in a trade or business who, in the course of entering into any of the specified contracts or agreements, negotiates any material term in those languages, to deliver a translation, as described above, or a translation of one or more of the approved disclosures or forms, as specified. The bill would also make specified translation requirements applicable to loans or extensions of credit secured by real property and leases, subleases, and rental contracts or agreements, as specified. The bill would authorize civil penalties against any person who fails to deliver the translation, to be imposed by a court in an action commenced within 3 years of the transaction. The bill would provide for administrative penalties against specified licensed persons for violations of these provisions. The bill would require the Department of Corporations and the Department of Financial Institutions to create new forms for these purposes based on specified forms of the Department of Real Estate. The bill would exempt federally chartered banks and credit unions from these provisions.
AB	1170	Calderon	Landlord-Tenant	This bill would require the Department of Justice to make available to the public a consumer information booklet providing federal and state law relating to sex offender registration as it relates to the lease or rental of real property. The bill would also provide that if the consumer information booklet is delivered to a prospective or current resident by the owner or owner's agent in connection with the lease or rental of residential real property, the owner or owner's agent is not required to provide additional information on this subject, as specified.
AB	1171	Ammiano	Landlord-Tenant	Existing law declares that it is the intent of the Legislature in enacting the Ellis Act to supersede any holding, or portion of the holding, of a specified case, to the extent that the holding, or portion of the holding, conflicts with this chapter, so as to permit landlords to go out of business. This bill would define, for purposes of the act, the phrase "to go out of business" as to discontinue in the business or occupation of being a landlord.
AB	1177	Fong	Homelessness: Interagency Council on Homeless	This bill would declare the intent of the Legislature to enact legislation that would create the Interagency Council on Homelessness for the purposes of reducing the duplication of efforts and the costs of homelessness and redirecting resources to more effective approaches, developing a more integrated system, and eliminating fragmentation.
AB	1199	Ammiano	Homeless persons	This bill would declare the intent of the Legislature to enact legislation that would substantially improve the quality of life for homeless residents in this state.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	1225	De La Torre	Energy efficiency: federal funds	This bill would designate the Green Action Team as being responsible for evaluating opportunities for the state to participate in, and benefit from, the energy-related programs of the American Recovery and Reinvestment Act of 2009 and to coordinate the state's participation in any federal energy-related economic stimulus programs and the distribution of moneys for energy efficiency and renewable energy programs to specified entities.
AB	1246	Jones	Housing cooperative trust	Existing law defines "limited-equity housing cooperative" to be a corporation that meets specified criteria. Existing law exempts a limited-equity housing cooperative from specified requirements for the regulation of transactions of subdivided lands. This bill would revise the definition of a "limited-equity housing cooperative" to also apply to a "housing cooperative trust" and "workforce housing cooperative trust." The bill would exempt an entity as so defined from these provisions governing the regulation of transactions of subdivided land if, among other organizations, the Federal Home Loan Bank System or any of its member institutions and school districts directly finance or subsidize at least 50% of the total construction or development cost or \$100,000, whichever is less. The bill also would exempt such an entity from these provisions if the real property to be occupied by the cooperative was sold or leased by the Department of Transportation, other state agency, a city, a county, or a school district for the development of the cooperative and has a regulatory agreement, as specified.
AB	1247	Adams	Sex offenders: housing	Existing law, scheduled to be repealed on January 1, 2010, creates the Sex Offender Management Board, as specified, under the jurisdiction of the Department of Corrections and Rehabilitation, the purpose of which is to address any issues, concerns, and problems related to the community management of the state's adult sex offenders, including the housing of sex offenders in the community, with a goal of safer communities and reduced victimization. This bill would make technical, nonsubstantive changes to these provisions.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	1263	Strickland	Landlord-Tenant	This bill would revise the provision governing the methods of serving notice upon a tenant for purposes of the unlawful detainer provisions by deleting the requirement that service be made at the tenant's place of residence or usual place of business. The bill would instead require that service be made by delivering a copy of the notice to the tenant personally at the property, or, if the tenant is absent from the property, by leaving a copy of the notice at the property with a person of suitable age and discretion and mailing a copy of the notice to the tenant at the address of the property. If a person of suitable age and discretion cannot be found at the property, the bill would require that the notice be served by affixing a copy of the notice in a conspicuous place on the property, delivering a copy of the notice to a person residing at the property, if found, and mailing a copy of the notice to the tenant at the address of the property. The bill would define the term "property," for purposes of these provisions, to refer to the property that is the subject of the lease.
AB	1330	Salas	Veterans: pilot project: cooperative housing	This bill would authorize the Department of Veterans Affairs to establish a pilot project for the purpose of operating a cooperative housing project, as provided. This bill would require the Department of Veterans Affairs to prescribe the rules, regulations, and conditions necessary to implement the pilot project.
AB	1331	Duvall	Land Use	The Subdivision Map Act requires that the filing for record of a final or parcel map by the county recorder automatically and finally determines the validity of the map and that, when recorded, a final or parcel map imparts constructive notice. This bill also would provide that the filing of a final or parcel map by the county recorder constitutes the final act in obtaining the right to subdivide according to the terms of the final or parcel map.
AB	1408	Krekorian	Land Use	This bill would establish a Water Conservation Mitigation Fund to be administered, as specified, by a public water system. A legislative body of a city or county or the advisory agency, to the extent that it is authorized by local ordinance to approve, conditionally approve, or disapprove the tentative map, would be required to include as a condition in any tentative map that includes a subdivision a requirement that the subdivision have a sufficient water supply be available or that sufficient water supplies will be made available through a Water Conservation Mitigation Fund held by the public water system.
AB	1422	Bass	Redevelopment: affordable housing	The bill would require that funds be expended pursuant to these provisions in a manner that preserves the exemption from federal and state income taxes of interest on the bonds or notes issued by the agency under the Community Redevelopment Law.

CALIFORNIA STATE LEGISLATION

2009-2010

Bill	Number	Author	Title	Summary
AB	1432	Mendoza	Homebuyer	Existing law establishes the California Housing Finance Agency for the primary purpose of meeting the housing needs of persons and families of low or moderate income. Existing law authorizes the agency to make loans to qualified mortgage lenders under terms and conditions requiring the proceeds to be used for making construction loans and mortgage loans for the purpose of financing housing developments and residential structures. This bill would, instead, provide that an agency may make loans to qualified mortgage lenders under terms and conditions requiring the proceeds to be used by lenders for the purpose of making or refinancing acquisition, construction, and development loans and mortgage loans.
AB	1459	Davis	Multi-family Housing Program: Veterans	Existing law establishes the Multifamily Housing Program under the administration of the Department of Housing and Community Development to provide a standardized set of program rules and features applicable to all housing types based on the department's California Housing Rehabilitation Program. Existing law authorizes a sponsor of a supportive housing development, as defined, to restrict occupancy to persons with veterans if, among other things, the development is located on property that is owned or leased by the United States Department of Veterans Affairs or the California Department of Veterans Affairs. This bill would provide that a sponsor of a supportive housing development may restrict occupancy to persons with veteran status if, in addition to meeting other requirements, the development is located on property that is owned or leased by a city, county, or city and county.
AB	1474	Cook	Mobilehome: standards	Existing law prohibits, unless otherwise specified, a person from selling, offering for sale, renting, or leasing within the state, any manufactured home, mobilehome, commercial coach, or special purpose commercial coach manufactured after September 1, 1958, containing structural, fire safety, plumbing, heat-producing, or electrical systems and equipment unless the systems and equipment meet certain requirements of the Department of Housing and Community Development. This bill would make a technical, nonsubstantive change to this provision of law.
AB	1522	Perez	Housing and Emergency shelter trust fund act of 2006: priority consideration	Under existing law, the Housing and Emergency Shelter Trust Fund Act of 2006 authorizes the issuance of bonds in the amount of \$2,850,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds are used to finance, among other things, various existing housing programs. Existing law requires the Department of Housing and Community Development to administer the funds allocated to certain housing programs and annually report the allocation of those funds. This bill would require the department, in administering the expense of funds for specified housing programs, to give priority funding consideration to developers who work with organizations that provide training for at-risk youth.
AB	1539	Hagman	Landlord-Tenant	This bill would express the intent of the Legislature to enact legislation regarding building standards, and specifically, the size of gas pipes relative to water heaters in residential buildings.