

# 2023 California Legislative Highlights

The California Association of REALTORS® Government Affairs team empowered by our 220,000+ members successfully advocated for homeownership opportunities and stopped increases in taxes, housing costs, and burdensome policies that would have negatively impacted our members and harmed accessibility of housing in our state. We stand vigilant and committed as more work is ahead in 2024.

## C.A.R. Sponsored Bills

### *Increasing Homeownership Opportunities*

#### **AB 323 (Holden) Increasing Homeownership Opportunities for Lower Income Californians**

AB 233 will close loopholes to ensure homeownership opportunities are available for lower income households to purchase deed-restricted for sale units. The bill will restrict for-sale units to be sold to investors who then rent out the units.

### *Providing Consumers and Homebuyers with Valuable Information*

#### **AB 225 (Grayson) Environmental Hazard Booklet Update**

Risks associated with wildfires, climate change and sea level rise pose a general hazard to most California property owners. This bill will update the Environmental Hazard Booklet to add three new chapters to the booklet providing consumers with valuable information regarding these risks.

#### **AB 1280 (Maienschein) Natural Hazard Disclosure Form Update - Governor Signed**

CalFire is updating its fire hazard severity mapping and the new maps will recategorize the fire severity of different areas and areas that may not have been high-risk in the previous maps may now be categorized as riskier. Homebuyers may be unaware that the community they are moving to is a High Fire Hazard Severity Zone. This bill will add the additional zone to the Natural Hazard Disclosure Statement.

## Stopped Legislation that Harms Homeowner Rights, Adds New Costs & Impacts Housing Opportunities

#### **SB 466 (Wahab): Extreme Rent Control**

This bill would have undermined the Costa-Hawkins Rental Housing Act by making all residential properties subject to eventually being under extreme rent control in rent-controlled jurisdictions. The bill was stopped in part due to our members as it was one of our legislative day "hot issues" and was sent out as a key contact Red Alert.

#### **SB 395 (Wahab): Statewide Rental Registry**

This bill would have established a rental notice registry at the Secretary of State's Office.

#### **SB 460 (Wahab): Ban Criminal Background Checks for Rental Housing**

This bill would have completely banned the use of criminal background checks in rental housing.

#### **SB 584 (Limón): Impose a 15% Tax on Owners of Short-Term Rentals**

This bill would have imposed a 15% tax on short-term rental owners including working families and others who rent out a portion of their residence to generate extra income.

## On the November 2024 Ballot

#### **ACA 1 (Aguiar-Curry) and ACA 13 (Ward)**

*Threatens & Attacks Prop 13 Resulting in Increases in Taxes and Housing Costs*

**ACA 1 and ACA 13** passed the State Legislature and do not require a Governor's signature. For either constitutional amendment to be enacted into law, they must first pass by a majority of voters in the November 2024 General Election.

**ACA 1 (Aguiar-Curry)** will lower the necessary voter threshold from a two-thirds supermajority to 55% to approve local general obligation (GO) bonds and special taxes for affordable housing and public infrastructure projects. The result will create an easier opportunity to raise local taxes across the state.

**ACA 13 (Ward)** will significantly weaken the ability of California's voters to seek change through the initiative process by imposing a higher percentage of votes needed to approve citizen initiatives to amend the state constitution. It will undermine Proposition 13 by making it easier for local governments to increase property taxes by reducing the vote threshold on taxes that are currently subject to a two-thirds vote.