



**CAA 2013-14 Legislative Steering Committee
June 1, 2014**

I

Building Standards, Green Buildings & the Environment

Bill (Author) - Title	Summary	CAA Position Location/Status
AB 203 (D-Stone) – Costal Commission	As initially introduced, AB 203 intended to allow the staff of the Coastal Commission to halt processing of a permit application if the Commission staff asserts that a violation exists on the property. The bill would presume an applicant is “guilty until proven innocent” by giving the Commission staff the ability to refuse to process a coastal development permit application until staff is satisfied that the alleged violation was cured. As amended, the bill would authorize the commission, no later than January 1 of each year, until January 1, 2019, to submit to each house of the Legislature an annual report describing the restoration orders and cease and desist order issued by the commission during the previous calendar year. Link to Letter Link to Floor Alert	Oppose <i>Senate Rules Committee Awaiting Assignment 2-Year Bill</i>
AB 823 (D-Eggman) – CEQA: Farmland Protection Act	AB 823 establishes a new statewide farmland mitigation program (the California Farmland Protection Act) within the California Environmental Quality Act (CEQA) to offset the conversion of farmland to a non-agricultural use. Link to Letter	Oppose <i>Assembly Committee on Agriculture Failed Passage</i>
AB 953 (D-Ammiano) – California Environmental Quality Act: Hazards	AB 953 requires a lead agency that prepares an environmental impact report (EIR) to analyze significant environmental effects resulting from the location of a proposed project near, or attracting people to, areas with substantial existing or reasonably foreseeable natural hazards or adverse environmental conditions.	Oppose <i>Assembly Floor Failed Passage</i>



Bill (Author) - Title	Summary	CAA Position <i>Location/Status</i>
AB 976 (D-Atkins) – Coastal Commission: Enforcement Authority	<p>This bill would authorize, until January 1, 2019, the California Coastal Commission to impose upon a person who violates the act an administrative civil penalty by a majority vote of the commissioners, upon consideration of various factors, and in an amount not to exceed 75% of the maximum civil penalty that may be imposed in the superior court, as specified. The bill would require the penalty to be assessed for each day the violation persists, but for no more than 5 years.</p> <p>Link to Letter</p>	Oppose <i>Conference Committee</i>
AB 1026 (D-Quirk) – Proposition 65	<p>AB 1026 specifies that the substances included on the state’s Proposition 65 list may only be included if there is sufficient evidence that the substance is known to cause cancer or reproductive toxicity.</p>	Support <i>Assembly Environmental Safety and Toxic Materials Committee Failed Passage</i>
AB 1848 (R-Allen) – Public Accommodations: Accessibility	<p>AB 1848 amends state law to allow property and business owners or lessees who are served a notice of a violation of the state’s accessibility laws to have 30 days from the receipt of the notice to rectify the identified construction related accessibility issue. If rectified within the 30 day time frame, the owner or lessee will not be held liable for damages under the state accessibility law.</p> <p>Link to Letter</p>	Support <i>Assembly Judiciary Committee Failed Passage</i>
AB 1961 (D-Eggman) – Farmland Zoning	<p>AB 1961 imposes a new zoning mandate on counties – known as a Sustainable Farmland Strategy (SFS). The measure is aimed at the preservation of any lands that a county designates as agricultural irrespective of whether those lands are irrigated, have quality soils, or are or have ever been productive. AB 1961 creates a mechanism for permanent agricultural use easements on properties.</p> <p>Link to Letter</p>	Oppose <i>Assembly Appropriations Committee Failed Passage</i>



Bill (Author) - Title	Summary	CAA Position Location/Status
AB 2181 (D-Bloom) – Seismic Retrofit	AB 2181 does the following: <ul style="list-style-type: none"> • It encourages local governments to institute mandatory retrofitting programs to identify potentially hazardous older concrete residential buildings, direct owners to have them evaluated and require the retrofitting of those that prove to be hazardous. • It provides that local governments may require property owners to assess the earthquake hazard of their soft story and older concrete buildings. • It adds older concrete residential buildings, including lift-slab buildings with concrete lateral force resisting systems, to the list of buildings that are potentially hazardous to life if an earthquake occurs. 	Oppose Unless Amended <i>Assembly Local Government Committee Failed Passage</i>
AB 2280 (D-Alejo) – Community Revitalization and Investments	AB 2280 allows certain “disadvantaged” areas of California to create a new entity called a Community Revitalization Investment Authority (CRIA). A CRIA would invest a property tax increment of consenting local agencies (other than schools) and other available funding to improve conditions leading to increased employment opportunities, to reduce high crime rates, to repair deteriorating and inadequate infrastructure, and to promote affordable housing. Link to Letter	Support <i>Senate Transportation and Housing Committee Awaiting Hearing</i>
AB 2361 (R-Jones) – Proposition 65	This bill proposes to provide “small businesses” with relief from Proposition 65 litigation abuse. In particular, it prohibits private enforcement actions against entities with fewer than 25 employees.	Support <i>Assembly Environmental Safety and Toxic Materials Committee Awaiting Hearing</i>
AB 2712 (D-Daly) – Orange County Water District	AB 2712 is a groundwater cleanup bill that ensures consistency in state law. This bill provides those individuals and companies responsible for groundwater contamination with a clear set of guidelines for corrective action. Link to Letter	Support <i>Senate Rules Committee Awaiting Assignment</i>



Bill (Author) - Title	Summary	CAA Position Location/Status
SB 176 (D-Galgiani) – Regulatory Notice	<p>This bill would require the Office of Administrative Law to allow electronic submission to the office by a state agency of notices required to be published and information required to be submitted pursuant to specified provisions of existing law. The bill would also expand the public discussion requirement described above to require a state agency that proposes to adopt regulations, prior to publication of a notice of proposed adoption, amendment, or repeal of a regulation, to involve parties that would be subject to the proposed regulations in public discussions regarding those proposed regulations, without regard to the complexity or number of proposals.</p> <p>Link to Letter</p>	<p>Support <i>Assembly Appropriations Committee Awaiting Hearing 2-Year Bill</i></p>
SB 391 (D- DeSaulnier) – California Homes and Jobs Act of 2013	<p>SB 391 proposes a \$75 fee on some recorded documents in order to permanently fund the development, acquisition, rehabilitation, and preservation of homes affordable to low- and moderate-income households, including emergency shelters, transitional and permanent rental housing, foreclosure mitigation, and homeownership opportunities. The \$75 fee does not apply to the recording of documents connected with the sale of real property.</p> <p>Link to Letter Link to Letter</p>	<p>Support <i>Assembly Appropriations Committee Awaiting Hearing Requires 2/3 Vote 2-Year Bill</i></p>
SB 550 (D-Jackson) – Accessible Housing	<p>This bill would require, as part of the next intervening code adoption cycle of the California Building Standards Code that the Division of the State Architect, propose, and that the Building Standards Commission adopt, building standards requiring public housing facilities to provide a specified number of residential dwelling units that have compliant mobility and communications features that make them accessible for persons with disabilities, and that clarify the definition of “public housing.” The bill would also require the Department of Housing and Community Development to adopt regulations that require owners and managers of multifamily housing projects that have received a department grant or loan, and that have accessible units, to give priority for those units to persons with disabilities.</p> <p>Link to Letter</p>	<p>Oppose Unless <i>Amended Senate Appropriations Committee Failed Passage</i></p>



Bill (Author) - Title	Summary	CAA Position Location/Status
SB 617 (D-Evans) – California Environmental Quality Act: Hazards	SB 617 requires a lead agency that prepares an environmental impact report (EIR) to analyze significant environmental effects resulting from the location of a proposed project near, or attracting people to, areas with substantial existing or reasonably foreseeable natural hazards or adverse environmental conditions. Link to Letter	Oppose <i>Senate Floor Failed Passage</i>
SB 674 (D-Corbett) – CEQA: Infill and Mixed Use Projects	This bill increases the CEQA infill exemption for mixed-use projects from the current maximum of 15 percent of total floor area for the goods, services, and retail uses to a 25 percent maximum of the total building square footage.	Support <i>Assembly Natural Resources Committee Awaiting Hearing</i>
SB 981 (R-Huff) – Regulations: Review Process	SB 981 is intended to reduce the state’s regulatory burden on the private sector and California’s job market by ensuring that all state agencies review state regulations in order to identify those that are the most burdensome and obsolete.	Support <i>Senate Governmental Organization Failed Passage</i>
SB 1091 (D-Galgiani) – State Agency Rule Making	SB 1091 requires a re-posting of state agencies’ notices 15 days prior to any scheduled meeting that seeks to establish research or consider future regulatory changes. SB 1091 also requires the Office of Administrative Law (OAL) to make the Register available in the web. Link to Letter	Support <i>Senate Appropriations Committee Failed Passage</i>

II Fair Housing and Discrimination

Bill (Author) - Title	Summary	CAA Position Location/Status
AB 5 (D-Ammiano) – Homelessness: Discrimination	As initially introduced, AB 5 created the Homeless Person’s Bill of Rights and Fairness Act. AB 5 affords new protections to homeless individuals, giving them the right to access and occupy virtually any public space in the state, including plazas, courtyards, parking lots, sidewalks, public transportation, public buildings, and parks without fear of retribution. It prohibits cities, counties, and cities and counties, specifically law enforcement, from maintaining any rational level of order among individuals who live on the streets. Link to Letter	Oppose <i>Assembly Appropriations Committee Failed Passage</i>



III

Labor Law and Business Operations

Bill (Author) - Title	Summary	CAA Position <i>Location/Status</i>
AB 778 (D-Bocanegra) – Exempt and Hourly Employees	AB 778, as proposed to be amended, provides clarification for the definition of exempt and hourly employees who work for residential rental housing owners and management companies. Link to Fact Sheet	Support (CAA Sponsored) <i>Assembly Labor and Employment Committee Failed Passage</i>
AB 907 (R-Conway) – Employment: Workweeks	AB 907, and its companion bill SB 607, seeks to eliminate the alternative workweek election process and allow employees the opportunity to request a four, ten-hour day workweek schedule.	Support <i>Assembly Labor and Employment Committee Failed Passage</i>
AB 1138 (D-Chau) – Workers’ Compensation: Listing	This bill would require employers to submit to its workers’ compensation insurer specified reports that it is required to submit to the Employment Development Department, and the insurer would be required to include the names of all covered employees in the workers’ compensation insurance policy. The employer would also be required to make a list of all employees covered by its workers’ compensation policy, which would include specified identifying information for each covered employee, to be available in written and electronic form, as specified, upon request, to specified governmental entities and the workers’ compensation insurer.	Oppose <i>Assembly Insurance Committee Failed Passage</i>
AB 2095 (R-Wagner) – Employee Wage Statements	AB 2095 seeks to discourage frivolous litigation by awarding an employer attorney’s fees if the employer can prove the litigation was filed in “bad faith.” It will discourage bad faith litigation regarding alleged technical violations of an itemized wage statement that do not harm the employee. Link to Letter	Support <i>Assembly Judiciary Committee Failed Passage</i>
AB 2416 (D-Stone) – Liens: Laborers and Employees	AB 2416 would allow any employee, governmental agency, or anyone “authorized by the employee to act on the employee’s behalf” to file super priority liens on an employer’s real property or any property where an employee “performed work” for an alleged, yet unproven, wage claim. Link to Letter	Oppose <i>Senate Rules Committee Awaiting Assignment</i>



Bill (Author) - Title	Summary	CAA Position Location/Status
AB 2617 (D-Weber) – Arbitration Agreements	AB 2617 prohibits arbitration agreements and settlement agreements regarding alleged violations of civil rights. Link to Letter	Oppose <i>Senate Rules Committee</i> <i>Awaiting Assignment</i>
AB 2688 (D-Brown) – Labor Standards Enforcement	2688 prevents any employer from being punished with civil and criminal penalties, fines, and interest when they rely on the written advice of the Division of Labor Standards Enforcement (DLSE) concerning how to comply with labor laws. Link to Letter	Support <i>Assembly Labor and Employment Committee</i> <i>Failed Passage</i>
SB 121 (D-Evans) – Corporations: Political Activity	SB 121 would require corporations annually to issue reports on past political expenditures to California shareholders, notify shareholders within 24 hours prior to contributions made during their fiscal year, and create a civil cause of action for shareholders against corporations that fail to issue the report and meet the notification requirements. Link to Letter	Oppose <i>Senate Banking and Financial Institutions Committee</i> <i>Failed Passage</i>
SB 607 (R-Berryhill) – Employment: Workweeks	SB 607, and its companion bill AB 907, seeks to eliminate the alternative workweek election process and allow employees the opportunity to request a four, ten-hour day workweek schedule.	Support <i>Senate Labor and Industrial Relations Committee</i> <i>Failed Passage</i>
SB 626 (D-Beall) – Workers' Compensation	SB 626 would roll-back workers' compensation reforms dealing with timely, high-quality medical treatment, and a more predictable – and less litigious – permanent disability system. It would severely undercut the recent balanced workers' compensation reform deal agreed to by labor organizations and employers and would result in dramatic cost increases to California employers. Link to Letter	Oppose <i>Senate Labor and Industrial Relations Committee</i> <i>Failed Passage</i>



IV Landlord-Tenant

Bill (Author) - Title	Summary	CAA Position Location/Status
AB 319 (D-Campos) – Domestic Violence	This bill would prohibit a local agency from requiring a landlord to terminate a tenancy or fail to renew a tenancy based upon an act against a tenant or a tenant’s household member.	Support <i>Senate Judiciary Committee Awaiting Hearing</i>
AB 746 (D-Levine) – Smoking: Multifamily Dwellings	AB 746 seeks to prohibit the smoking of cigarettes and other tobacco products at multifamily property, with limited exceptions provided for the common areas. Link to Letter	Oppose <i>Assembly Housing and Community Development Committee Failed Passage</i>
AB 969 - (D-Ammiano) - Jury Trials and Nonpayment of Rent	AB 969 does two things: <ul style="list-style-type: none"> • It creates an assumption that a tenant is justified in withholding rent to make repairs that the landlord has failed to do. It will make it easier for a tenant to claim “retaliation” if the landlord moves forward with an eviction when a tenant withholds rent to make repairs. • It encourages jury trials in eviction cases by adding the term “jury” to the code sections that govern housing habitability. Link to Letter Continued Oppose Letter	Oppose <i>Assembly Judiciary Committee Failed Passage</i>
AB 1513 (D-Fox) – Trespass: Squatters	AB 1513 specifically provides that a property owner may execute a written statutory declaration and file it with the district attorney in order to enforce an immediate removal of trespassers (squatters) at the property.	Support <i>Senate Public Safety Committee Awaiting Hearing</i>
AB 2310 (D-Ridley-Thomas) – Unlawful Detainer: Weapons and Ammunition	AB 2310 authorizes a city prosecutor or city attorney in the Counties of Los Angeles, San Diego, Sacramento, and Alameda to file an action for unlawful detainer to abate a nuisance caused by illegal conduct involving unlawful weapons or ammunition. The bill allows the action to be based on an arrest report or other report. Link to Letter	Support <i>Senate Judiciary Committee Awaiting Hearing</i>



Bill (Author) - Title	Summary	CAA Position <i>Location/Status</i>
AB 2485 (D-Dickinson) – Unlawful Detainer: Weapons, Ammunition and Illegal Drugs	Authorizes a city prosecutor or city attorney in the County of Sacramento to file an action for unlawful detainer, for property located in the City of Sacramento, to abate a nuisance caused by illegal conduct involving an unlawful weapons or ammunition. This bill adds the illegal sales of controlled substances to the authorization. The bill allows the action to be based on an arrest report or other law enforcement report. Link to Letter	Support <i>Senate Judiciary Committee Awaiting Hearing</i>
AB 2508 (D-Fox) – Unlawful Detainer: Eviction Delay	As initially introduced, AB 2508 would have lengthened the unlawful detainer process by allowing for an appeal to a jury after a judge makes a determination about the eviction. As amended at the request of CAA, AB 2508 now requires a defendant tenant in an unlawful detainer answer to state the facts to support his/her habitability defense to an unlawful detainer action. The tenant is also required to state whether or not funds are available to satisfy a potential judgment in favor of the landlord for the payment of rent. Under this bill, a general denial on the part of the tenant would also be prohibited in unlawful detainer cases. Link to Letter	Oppose (on initial legislation) Support (on amended legislation) <i>Assembly Judiciary Committee Failed Passage</i>
AB 2561 (D-Bradford) – Gardens: Residential Rental Property	AB 2561 mandates that a landlord allow a tenant to participate in personal agriculture or entrepreneurial agriculture in portable containers in the tenant’s private area, including balconies. Link to Letter Continued Oppose Letter to Author	Oppose <i>Senate Rules Committee Awaiting Assignment</i>
AB 2747 (Assembly Judiciary Committee) – Electronic Signatures	AB 2747 would allow for electronic signatures on leases and rental agreements that include security deposit information.	Support (CAA Sponsored) <i>Senate Rules Committee Awaiting Assignment</i>



Bill (Author) - Title	Summary	CAA Position <i>Location/Status</i>
SB 648 (D-Corbett) – Electronic Cigarettes	<p>As originally introduced, this bill included e-cigarettes under the same statute that allows rental property owners to prohibit their use in the same way they may prohibit the use of other tobacco products at their property.</p> <p>On April 22, the e-cigarette language relating to rental property was removed. The bill as amended addresses the prohibition of e-cigarettes in public schools, day care homes, public buildings, public transportation, and the like.</p>	Neutral <i>Assembly Governmental Organization Awaiting Hearing</i>
SB 1167 (D-Hueso) – Vector Control	SB 1167 requires that the rodents be eliminated and that remedial measures be taken to eliminate contributing conditions. This bill would also require, where the enforcement agency determines that the building is substandard due to insects, vermin, or rodent infestation, that the agency order the owner of the building to remediate conditions contributing to the infestation. The bill would also require that a proscribed notice be given by the local agency to affected tenants when eradication is required.	Neutral <i>Assembly Housing and Community Development Committee Awaiting Hearing</i>



V

Liability, Litigation, Judiciary and the Courts

Bill (Author) - Title	Summary	CAA Position <i>Location/Status</i>
AB 22 (D-Blumenfeld) – Sidewalk Repairs	AB 22 provides that if a city, county, or city and county has an ordinance in effect that requires the city, county, or city and county to repair or reconstruct streets, sidewalks, or driveways that have been damaged as a result of tree growth, then the city, county, or city and county can only repeal that ordinance with a vote of the local citizens. Link to Letter	Support <i>Assembly Local Government Committee Failed Passage</i>
AB 1827 (R-Patterson) – State Agencies: Civil Penalties	AB 1827 would require agencies within the California Environmental Protection Agency or the Natural Resources Agency, prior to the imposition of an administrative or civil penalty for a minor violation, to allow a business with 50 or fewer employees, an opportunity to cure the violation that did not cause actual harm to the public or physical injury to a person, or endanger the public health and safety.	Support <i>Environmental Safety and Toxic Materials Committee Failed Passage</i>
AB 2256 (D-Garcia) – Sheriffs: Service of Process	AB 2256 clarifies a deputy sheriff’s authority to access a gated community to serve documents such as an unlawful detainer complaint and a writ. Increases some Sheriff’s fees, which haven’t increased for over 10 years, for the service of various documents, including tenant lock outs. Link to Letter	Support <i>Senate Judiciary Committee Awaiting Hearing</i>
AB 2494 (D-Cooley) – Frivolous Law Suits	AB 2494 would authorize a trial court to order a party, the party’s attorney, or both to pay reasonable expenses, including attorney’s fees, incurred by another party as a result of bad-faith actions or tactics that are frivolous or solely intended to cause unnecessary delay. The bill would allow sanctions for egregious behavior when a party shows that not only was the action objectively unreasonable, but also that the person had an improper motive. Link to Letter	Support <i>Senate Rules Committee Awaiting Assignment</i>



Bill (Author) - Title	Summary	CAA Position Location/Status
SB 713 (D-Correa) – Good Faith Reliance	<p>This bill would provide that any person who relies upon a written order, ruling, approval, interpretation, or enforcement policy of a state agency or department shall not be liable or subject to punishment for a violation of a statute or regulation in a judicial or administrative proceeding if the person pleads and proves to the trier of fact that, at the time the alleged act or omission occurred and the person acted in good faith.</p> <p>Link to Letter</p>	<p>Support <i>Senate Judiciary Committee</i> <i>Failed Passage</i></p>
SB 737 (R-Huff) – Class Action Lawsuits	<p>SB 737 intends to bring fairness to California’s class actions by giving the defendant the right to appeal the class certification decision.</p> <p>Link to Letter</p>	<p>Support <i>Senate Judiciary Committee</i> <i>Failed Passage</i></p>
SB 914 (D-Liu) – Small Claims Court	<p>SB 914 provides that a plaintiff is not required to personally appear in small claims court and may submit declarations to serve as evidence supporting his or her claim or allow another individual to appear and participate on his or her behalf, if the plaintiff is a senior citizen or dependent adult and appearing for a hearing would pose an undue hardship, as determined by the court, due to limited mobility or limited access to transportation.</p>	<p>Neutral <i>Senate Judiciary Committee</i> <i>Failed Passage</i></p>
SB 1451 (D-Hill) – CEQA Reform	<p>SB 1451 provides that a CEQA lawsuit cannot be filed unless the grounds for noncompliance were presented during the designated timeframes to the public agency by “the person bringing the action or proceeding” (as opposed to “any person”).</p> <p>Link to Letter</p>	<p>Support <i>Senate Judiciary Committee</i> <i>Failed Passage</i></p>



VI Taxes, Bonds and Financing

Bill (Author) - Title	Summary	CAA Position <i>Location/Status</i>
AB 59 (D-Bonta) – Parcel Taxes	As initially introduced, AB 59 proposed to overturn a recent court case that prohibits school districts from imposing different parcel tax rates on different types of property. If passed, AB 59 would allow school districts to impose different parcel tax rates based on the type of property: residential, commercial, industrial. It was later amended to replace certain terms used to describe the laws relating to claims against local public entities.	Oppose <i>Assembly Revenue and Taxation Committee Failed Passage</i>
AB 188 (D-Ammiano) – Split Roll Tax	This bill seeks to impose a form of “split roll” by triggering more frequent reassessments of property. The bill defines change in ownership as the transfer of 100 percent of the ownership in a rolling three-year period. Link to Letter	Oppose <i>Assembly Revenue and Taxation Committee Failed Passage</i>
AB 561 (D-Ting) – Documentary Transfer Taxes	AB 561 changes the tax law by allowing a transfer tax to be imposed when there is a “change in control” of the property as opposed to a sale of the property. Link to Letter Link to Letter	Oppose <i>Local Government Committee Failed Passage</i>
AB 892 (D-Daly) – Taxes: Transparency and Oversight	AB 892 bill would require the State Board of Equalization to annually report information relating to the imposition of locally assessed parcel taxes, including, the type and rate of a parcel tax and the number of parcels subject to or exempt from the parcel tax. Link to Letter	Support <i>Assembly Appropriations Committee Failed Passage</i>
AB 1510 (D-Nazarian) – Tax Credits: Seismic Retrofit	AB 1510 would allow, beginning on or after January 1, 2015, a tax credit in an amount equal to 30 percent of the qualified costs paid or incurred by a qualified taxpayer for the seismic retrofit of a qualified building. Link to Letter	Support <i>Assembly Appropriations Committee Awaiting Hearing</i>
AB 2109 (D-Daly) – Parcel Taxes	AB 2109 requires the State Board of Equalization to annually submit to the Governor a report on locally-imposed parcel taxes. Link to Letter	Support <i>Senate Rules Committee Awaiting Assignment</i>



Bill (Author) - Title	Summary	CAA Position <i>Location/Status</i>
AB 2175 (D-Daly and D-Ting) – Renters’ Tax Assistance Act	AB 2175 would provide the equivalent of a tax credit to low-income renters. Link to Letter Link to Fact Sheet Link to SF Examiner Article	Support (CAA Sponsored) <i>Assembly Appropriations Committee Failed Passage</i>
AB 2235 (D-Buchanan) – School Bond and Developer Fees	AB 2235 would establish a new school facilities construction and modernization bond for the November 2014 general election ballot. Bond funding for the current School Facilities Program is set to run out. Without additional funding, local government will look solely to developers to fund local schools. Funding through a new school bond would alleviate some of the pressure on developers for skyrocketing fees. AB 2235 is co-sponsored by the California Building Industry Association. Link to Letter	Support <i>Senate Rules Committee Awaiting Assignment</i>
AB 2372 (D-Ammiano) – Taxation	AB 2372 proposes to trigger more frequent reassessments of property based on a three-year turnover of partners, stockholders, or the like. Link to Letter	Oppose <i>Senate Rules Committee Awaiting Assignment</i>
ACA 6 (D-Gatto) – Supermajorities	ACA 6 would amend the California Constitution to require any constitutional amendment proposed by the voters through the initiative process to be passed with a 55% majority vote rather than a simple majority as now required by state law.	Support <i>Assembly Floor Awaiting Vote Requires 2/3 Vote</i>
SB 1021 (D-Wolk) – School Districts: Parcel Taxes	Similar to last year’s AB 59 (D-Bonta), SB 1021 would overturn a recent court case that prohibits school districts from imposing different parcel tax rates on different types of property. This bill authorizes a school district to impose tax assessments within a district based on characteristics such as the size of the parcel, the size of improvements to the parcel, or the use of a parcel. Link to Floor Alert	Oppose <i>Assembly Revenue and Taxation Committee Awaiting Hearing</i>
SB 1372 (D-DeSaulnier) – Corporate Tax Rate	SB 1372 would change the flat corporate tax rate of on publicly held corporations to a tax rate based on the salaries of each corporation’s chief operating officer, highest paid employee, and its employees. Link to Letter	Oppose <i>Senate Appropriations Committee Requires 2/3 Vote</i>



Bill (Author) - Title	Summary	CAA Position Location/Status
SCA 4 (D-Liu) – Transportation Sales Tax	If passed by the voters, SCA 4 would allow a local government to impose a sales tax exclusively for transportation improvements upon the approval of 55 percent of the voters rather than the current two-thirds requirement.	Neutral <i>Senate Appropriations Committee Awaiting Hearing Requires 2/3 Vote</i>
SCA 7 (D-Wolk) – Taxes: Voter Approval	SCA 7 would allow cities, counties, and school districts to impose, increase or extend local special taxes, including parcel taxes with a voter approval rate of 55 percent instead of the current 2/3 vote requirement. Revenue from these taxes would be earmarked for public libraries. Link to Letter	Oppose <i>Senate Appropriations Committee Awaiting Hearing Requires 2/3 Vote</i>
SCA 8 (D-Corbett) – Transportation: Special Taxes	SCA 8 would, if passed by the legislature and the voters, lower the voter approval threshold from two-thirds to 55 percent on special taxes for transportation projects. Link to Letter	Oppose <i>Senate Appropriations Committee Awaiting Hearing Requires 2/3 Vote</i>
SCA 9 (D-Corbett) – Taxes: Voter Approval	SCA 9 would allow for the imposition, extension, or increase of a special tax by a local government for the purpose providing funding for community and economic development projects upon a vote of 55 percent of the voters instead of the current 2/3 vote requirement. Link to Letter	Oppose <i>Senate Appropriations Committee Awaiting Hearing Requires 2/3 Vote</i>
SCA 11 (D-Hancock) – Parcel Taxes	If approved by the voters, SCA 11 would allow cities, counties, and school districts to impose, increase, or extend local special taxes, including most local taxes (e.g., local sales and use tax, transactions tax, etc.) and parcel taxes with a voter approval rate that is lower than that currently mandated by our state’s constitution. Link to Letter	Oppose <i>Senate Appropriations Committee Awaiting Hearing Requires 2/3 Vote</i>



VII Rent Control and Ellis Act

Bill (Author) - Title	Summary	CAA Position <i>Location/Status</i>
AB 2405 (D-Ammiano) – Ellis Act	<p>This bill would convert all Ellis Act court filings to general civil actions; they would not fall under the usual expedited unlawful detainer eviction process as they now do. The bill will also allow a City or County to prohibit use of the Ellis Act by owners if the City or County has failed to identify, or make available, adequate sites to build low- and moderate-income housing to satisfy its portion of the regional housing need.</p> <p>Link to Letter</p>	<p>Oppose <i>Assembly Judiciary Committee Failed Passage</i></p>
SB 1439 (D-Leno) – Ellis Act	<p>AB 1439 proposes to change state law, authorizing the City and County of San Francisco to prohibit an owner of residential rental property from withdrawing rental units from the market unless the owner of the property has owned the building for 5 continuous years or more.</p> <p>Link to Letter Link to SFAA Petition Continued Oppose Letter Link to Floor Alert</p>	<p>Oppose <i>Assembly Desk Awaiting Assignment</i></p>



VIII Utilities

Bill (Author) - Title	Summary	CAA Position <i>Location/Status</i>
AB 1014 (D-Williams) – Shared Renewable Energy Program	As initially introduced, AB 1014 would create a Shared Renewables program for all customers of PG&E, SCE, and SDG&E to voluntarily contract for shared renewable electricity production and receive a credit against their electricity use in return. Link to Letter	Support <i>Senate Rules Committee Awaiting Assignment</i>
AB 1983 (D-Gray) – Water Submeters	AB 1983 does a number of things relating to water submeters and billing of tenants for their water use at residential rental property. The legislation requires submeters on all new construction after January 1, 2015; it authorizes owners to utilize Ratio Utility Billing Systems (RUBS), meaning tenants can be billed separately by the owner or a contracted billing company for water when no submeter is in place in pre-2015 property; the bill can be based on a calculation such as the size of the unit and/or the number of occupants who reside in the unit; it allows unlimited third-party administrative fees imposed on tenants or owners when a bill is sent by a billing company to tenants for their water use.	Support if Amended <i>Assembly Housing and Community Development Committee Failed Passage</i>
AB 2282 (D-Gatto) – Recycled Water	This bill amends the Health and Safety Code to create building standards for recycled water in newly constructed commercial and residential buildings, which is intended to help California integrate recycled water into its water-supply portfolio. Link to Letter	Support <i>Senate Rules Committee Awaiting Assignment</i>



Bill (Author) - Title	Summary	CAA Position Location/Status
AB 2451 (D-Daly) – Water Submeters	<p>In response to the challenges rental property owners face in California when it comes to obtaining water submeters for their property, AB 2451 intends to do the following:</p> <ul style="list-style-type: none"> • Allow submeters to be tested in one county and used in another county; • Allow approved submeters to be stockpiled for a period of time, so installed when needed; • Assure that testing fees are allocated to the county where they submeters are tested; • Clarify that submeters are “placed in service” when they are installed and operating; and • Determine the proper disposal and use of submeters that fail county testing; destruction by county officials is the current practice. <p>Link to Letter</p>	<p>Support (CAA Sponsored) <i>Senate Business, Professions and Economic Development Committee</i> <i>Awaiting Hearing</i></p>
AB 2565 (D-Muratsuchi) - Electric Vehicle Charging Stations	<p>AB 2565 would require, on or before July 1, 2015, an off street parking facility with more than 50 parking stalls or spaces to have at least 1 percent of the parking stalls or spaces within that facility designated for the exclusive use of electric vehicles and equipped with electric charging stations.</p> <p>Link to Letter</p>	<p>Oppose Unless Amended <i>Senate Rules Committee</i> <i>Awaiting Assignment</i></p>
SB 37 (D-De Leon) – Clean Energy Loans and Repayment	<p>SB 37 bill would enact the California Clean Energy Consumer Access Act of 2013 and would authorize the Public Utilities Commission to require an electrical or gas corporation to develop and implement an “on-bill repayment program” (OBR) that will provide homeowners and rental property owners access to financial assistance for energy efficiency, clean technology upgrades, renewable energy, and distributed generation. Link to Letter</p>	<p>Support <i>Senate Energy, Utilities and Communications Committee</i> <i>Failed Passage</i></p>
SB 750 (D-Wolk) – Water Submeters and Meters	<p>SB 750 would require the installation of water submeters on all new multifamily units and commercial structures built after January 1, 2014. It allows an owner to include an administrative fee on the tenant’s bill to cover costs of reading and billing the tenant. It allows the owner to collect a late fee if the tenant does not pay the bill timely.</p> <p>Link to Letter Link to Letter</p>	<p>Oppose Unless Amended <i>Assembly Water, Parks and Wildlife Committee</i> <i>Awaiting Hearing</i> <i>2-Year Bill</i></p>