

2022 INDUSTRY LEGISLATION

LEGISLATION SPONSORED BY WMA

STATUS

[AB 2002](#)

Mobilehome parks: suspension of operation permit. (Villapudua)

Current law makes it unlawful for any person to operate a mobilehome park without a permit issued by an enforcement agency. Current law requires an enforcement agency to issue and serve upon a permitholder a notice setting forth the provisions of the act that have been violated and notify the permitholder that, unless the provisions are complied with within 30 days, the permit is subject to suspension. This bill would prohibit an enforcement agency from suspending a permitholder's permit for the failure of a registered owner of a manufactured home or mobilehome, the failure of an owner of a recreational vehicle or a factory-built house, or the failure of a resident to correct a violation for which notice has been given, as specified. The bill would make legislative findings and declarations relating to manufactured housing.

Assembly Housing and Community Development

Sponsored by WMA

Position: Sponsored

LEGISLATION OPPOSED BY WMA

STATUS

[AB 84](#)

Employment: COVID-19: supplemental paid sick leave. (Committee on Budget)

Would, beginning January 1, 2022, until September 30, 2022, provide for COVID-19 supplemental paid sick leave for covered employees who are unable to work or telework due to certain reasons related to COVID-19, including that the employee is attending a COVID-19 vaccine or vaccine booster appointment for themselves or a family member, or is experiencing symptoms, or caring for a family member experiencing symptoms, related to a COVID-19 vaccine or vaccine booster. The bill would entitle a covered employee to 40 hours of COVID-19 supplemental paid sick leave if that employee either works full time or was scheduled to work, on average, at least 40 hours per week for the employer in the 2 weeks preceding the date the covered employee took COVID-19 supplemental paid sick leave. The bill would provide a different calculation for supplemental paid sick leave for a covered employee who is a firefighter subject to certain work schedule requirements and for a covered employee working fewer or variable hours, as specified.

Senate Budget and Fiscal Review

Position: Oppose

[AB 2031](#)

Mobilehome Residency Law: management meetings with homeowners. (Lee)

The Mobilehome Residency Law governs tenancies in mobilehome parks, and imposes various duties on the owners of mobilehome parks and the agents and representatives authorized to act on behalf of the owners. Current law requires management to meet and consult with homeowners upon written request on specified matters. This bill would further specify the matters on which management is required to meet and consult with homeowners and would add the topics of utility billing and charges and common area facilities. This bill would require management to provide a written response within 10 days of the meeting, as specified.

Assembly Housing and Community Development

Sponsored by GSMOL

Position: Oppose

[AB 2203](#)

Fair employment and housing protections: credit reports. (Rivas, Luz)

The California Fair Employment and Housing Act (FEHA), protects the right to seek, obtain, and hold employment without discrimination because of specified characteristics and prescribes various employment, labor, and apprenticeship practices, among other things, in this regard. Among the protected characteristics are race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, and military or veteran status. This bill would prohibit requiring a consumer credit report, as defined, as part of the application process for a rental housing accommodation in instances where there is a government rent subsidy.

Assembly Housing and Community Development

Position: Oppose

[AB 2240](#)

Mobilehome parks. (Muratsuchi)

Would state the intent of the Legislature, in subsequent amendments, to amend existing tenancy and rental rate increase protections for tenants applicable to mobilehome parks.

Assembly Print

Position: Oppose

[AB 2469](#)

Housing: Statewide Rental Registry. (Wicks)

Would require the Department of Housing and Community Development to develop and maintain a rental registry online portal designed to collect specified information related to housing and make that information available to the public. The bill would require the department to develop a rental registry form to collect information from landlords, as defined, including the address and owners of a rental property, the number and type of rooms in the rental property, and information related to the payments collected and the duration of tenancies. This bill would require a landlord to submit a rental registry form annually, under penalty of perjury.

Assembly Housing and Community Development

Position: Oppose

[ACA 1](#)

Local government financing: affordable housing and public infrastructure: voter approval. (Aguiar-Curry)

The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.

Assembly Local Government

Position: Oppose

[SB 869](#)

Housing: mobilehome parks:

Would require the Department of Housing and Community

Senate Housing

recreational vehicle parks:
manager training.
(Leyva)

Development, by January 1, 2024, to adopt regulations to require each person employed or acting under contract as an onsite manager or assistant manager, or otherwise acting in an onsite or offsite managerial capacity or role, on behalf of a mobilehome park or recreational vehicle park to receive appropriate training of at least 18 hours during the initial year and an unspecified number of hours of followup training each year thereafter on rules and regulations for the park, among other matters.

Position: Oppose

[SB 940](#)

Mobilehome parks: local
ordinances.
(Laird)

The Mobilehome Residency Law, prescribes various terms and conditions of tenancies in mobilehome parks. Current law exempts new construction, defined as spaces initially held out for rent after January 1, 1990, from any ordinance, rule, regulation, or initiative measure adopted by a city or county, which establishes a maximum amount that a landlord may charge a tenant for rent. This bill would revise the definition of "new construction" to include only spaces initially held out for rent after January 1, 1990, and before January 1, 2023, and would end the above-described exemption for new construction upon the first date following January 1, 2023, that the rental agreement for that space is renewed, extended, or terminated.

Sponsored by GSMOL

Position: Oppose

Senate Judiciary

[SB 1324](#)

Rosenthal Fair Debt Collection
Practices Act: rental debt.
(Durazo)

Current law, the Rosenthal Fair Debt Collection Practices Act (RFDCPA), generally regulates the collection of a consumer debt by a debt collector, as defined. The RFDCPA defines "consumer debt" to mean money, property, or their equivalent, due or owing or alleged to be due or owing from a natural person by reason of a consumer credit transaction. This bill would define "consumer debt," for purposes of the RFDCPA, to additionally include rental debt that became past due on or after January 1, 2019, and would make conforming changes. This bill contains other existing laws.

Position: Oppose

Senate Banking and Financial
Institutions

ADDITIONAL INDUSTRY LEGISLATION

STATUS

[AB 916](#)

Zoning: accessory dwelling units:
bedroom addition.
(Salas)

The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances that regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes. This bill would prohibit a city or county legislative body from adopting or enforcing an ordinance requiring a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing house, condominium, apartment, or dwelling. The bill would include findings that ensuring adequate housing is a matter of statewide concern and is not a municipal affair, and that the provision applies to all cities, including charter cities. This bill contains other related provisions and other existing laws.

Position: Watch

Senate Rules

[AB 1911](#)

Income taxes: credits: low-income housing.
(Gabriel)

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill, for taxable years beginning on or after January 1, 2023, and before January 1, 2028, would allow a credit against those taxes to a taxpayer that is transferred, and allocated, credits pursuant to the sale of a specified multifamily rental housing development or mobilehome park to a qualified developer, that has received a credit reservation from the California Tax Credit Allocation Committee, in specified amounts. The bill would define a qualified developer for purposes of this bill, in part, as a specified entity that commits, under penalty of perjury, to employing a tax credit reservation allowed by the bill in the acquisition of a qualified development.

Sponsored by California Coalition for Rural Housing, California Housing Partnership, Non-Profit Housing Association of Northern California

Position: Watch

Assembly Revenue and Taxation

[AB 1944](#)

Local government: open and public meetings.
(Lee)

Current law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. Current law, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with those specified teleconferencing requirements in specified circumstances when a declared state of emergency is in effect, or in other situations related to public health. This bill would specify that if a member of a legislative body elects to teleconference from a location that is not public, the address does not need to be identified in the notice and agenda or be accessible to the public when the legislative body has elected to allow members to participate via teleconferencing.

Position: Watch

Assembly Local Government

[AB 1945](#)

Affordable Disaster Housing Revolving Development and Acquisition Program.
(Aguiar-Curry)

Would require the Department of Housing and Community Development to establish and administer the Affordable Disaster Housing Revolving Development and Acquisition Program to fund the predevelopment expenses, acquisition, construction, reconstruction, and rehabilitation of property to develop or preserve affordable housing in the state's declared disaster areas that have experienced damage and loss of homes occupied by or affecting lower income households. The bill would require the department to establish an application process for community development financial institutions, as defined, to apply for emergency short-term or temporary loans under the program.

Sponsored by California Coalition for Rural Housing

Position: Watch

Assembly Housing and Community Development

[AB 1978](#)

Tenancy.
(Ward)

Current law regulates the terms and conditions of tenancies and defines the term "dwelling unit" for the purpose of regulating residential tenancies. Current law excludes from these provisions, among other things, occupancy at a hotel or motel if certain

Assembly Print

conditions are met. This bill would make nonsubstantive changes to these provisions.

Position: Watch

[AB 2011](#)

Housing.
(Quirk-Silva)

Current law authorizes a city to sell, lease, exchange, quitclaim, convey, or otherwise dispose of real property or interest therein at less than fair market value, or purchase an interest in real property, to provide affordable housing under whatever terms and conditions the city deems best suited to the provision of affordable housing if the legislative body of a city determines that any real property or interest therein owned or to be purchased by the city can be used to provide housing affordable to persons and families of low or moderate income, as defined, and that this use is in the city's best interests. This bill would make a nonsubstantive change to that provision.

Position: Watch

Assembly Print

[AB 2049](#)

Housing; EO N-06-19 State Land Affordable Housing Infrastructure, Demolition, Abatement, and Remediation Fund: grant program.
(Villapudua)

Current law establishes the Department of General Services in the Government Operations Agency. By executive order, the Governor requires the department to create a digitized inventory of all state-owned parcels that are in excess of state agencies' foreseeable needs, as provided, and to issue, in consultation with the Department of Housing and Community Development, requests for proposals on individual parcels and accept proposals from developers of affordable housing interested in entering into low-cost, long-term ground leases of these parcels, as described. This bill would establish the EO N-06-19 State Land Affordable Housing Infrastructure, Demolition, Abatement, and Remediation Fund and would make moneys in the fund available, upon appropriation by the Legislature, to an unspecified state agency for purposes of establishing and administering a grant program, as specified.

Position: Watch

Assembly Housing and Community Development

[AB 2099](#)

Mobilehomes: loans.
(Garcia, Eduardo)

Current law authorizes the Department of Housing and Community Development to make loans from the Mobilehome Park Purchase Fund to qualified mobilehome park residents, resident organizations, and nonprofit housing sponsors or local public entities to finance conversion of the parks to resident ownership and to make monthly housing costs affordable. This bill would make a nonsubstantive change to these provisions.

Position: Watch

Assembly Print

[AB 2179](#)

Development fees and charges: deferral.
(Grayson)

Current law prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except that the payment may be required sooner under specified circumstances. This bill would similarly prohibit a noncompliant local agency, as defined, that imposes any fees or charges on a qualified development, as defined, from requiring the payment of

Assembly Local Government

those fees or charges until 20 years from the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first.

Position: Watch

[AB 2186](#)

Housing Cost Reduction Incentive Program.
(Grayson)

Would establish the Housing Cost Reduction Incentive Program, to be administered by the Department of Housing and Community Development, for the purpose of reimbursing cities, counties, and cities and counties for development impact fee waivers or reductions provided to qualified rental housing developments. Upon appropriation, the bill would require the department to provide grants to applicants in an amount equal to 50% of the amount of development impact fee waived or reduced for a qualified rental housing development by issuing a Notice of Funding Availability for each calendar year in which funds are made available for the program, as provided. The bill would require an applicant that receives a grant under the program to use those funds solely for those purposes for which the development impact fee that was waived or reduced would have been used. The bill would require the department to adopt guidelines to implement the program and exempt those guidelines from the rulemaking provisions of the Administrative Procedure Act.

Assembly Housing and Community Development

Sponsored by California Housing Partnership

Position: Watch

[AB 2297](#)

Tenancy: fee in lieu of a security deposit.
(Wicks)

Current law generally regulates security for a rental agreement for residential property that is used as the dwelling of the tenant. This bill, among other things, would require a landlord who offers a tenant or prospective tenant the option of paying a fee in lieu of a security deposit to take certain action, including offer the tenant or prospective tenant the option to instead pay a security deposit. The bill would authorize a tenant who accepts an offer to pay a fee in lieu of a security deposit to terminate the agreement to pay the fee in lieu of a security deposit at any time and to stop paying the fee if the tenant chooses to instead make a security deposit in the amount that the landlord offers to new tenants for substantially similar housing on the date the tenant chooses to make a security deposit instead of paying a fee in lieu of a security deposit.

Assembly Judiciary

Position: Watch

[AB 2492](#)

General plans: housing element.
(Grayson)

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

Assembly Print

Position: Watch

[AB 2503](#)

Landlords and tenants: lessors and lessees.
(Garcia, Cristina)

Current law generally regulates the relationship between parties to a lease of real property. Current law refers to the lessor of real property variously as, among other terms, "landlord" or "lessor" and refers to the lessee of real property variously as, among other terms, "tenant" or "lessee." This bill would, among other things, amend those provisions to replace the term "landlord" with the term "lessor or lessor's agent" and to replace the term "tenant" with "lessee."

Position: Watch

Assembly Judiciary

[AB 2559](#)

Reusable screening reports.
(Ward)

Current law authorizes a landlord, or the landlord's agent, who receives a request to rent a residential property from an applicant to charge that applicant an application screening fee to cover the costs of obtaining information about the applicant. This bill would require a landlord to provide an applicant with prescribed notice, such as a clear and conspicuous statement on a listing or advertisement for residential rental property on the internet, that the landlord accepts reusable tenant screening reports. The bill would define the term "reusable tenant screening report" to mean a consumer report, as defined, that was prepared within the previous 30 days by a consumer reporting agency at the request and expense of an applicant and is made directly available to the landlord at no charge for use in the rental application process.

Position: Watch

Assembly Judiciary

[AB 2575](#)

Special Occupancy Parks Act: lots.
(Carrillo)

Current law requires the Department of Housing and Community Development to adopt regulations to govern the construction, maintenance, occupancy, and use of special occupancy parks, as defined, and lots within the parks. Current law requires the regulations to establish standards and requirements that protect the health, safety, and general welfare of the occupants and residents of parks. This bill would make a nonsubstantive change to those provisions.

Position: Watch

Assembly Print

[AB 2713](#)

Tenant protections: just cause termination: rent caps.
(Wicks)

Current law prohibits an owner, as defined, of residential real property from terminating a tenancy without just cause, stated in the written notice to terminate the tenancy, after a tenant has continuously and lawfully occupied a residential real property for 12 months. Current law defines "just cause" to mean certain at-fault just causes, including default in the payment of rent, and certain no-fault just causes, including intent to occupy the residential real property by the owner or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents, as prescribed, withdrawal of the residential real property from the rental market, and intent to demolish or to substantially remodel the residential real property. This bill would revise the intent to occupy just-cause provision described above to mean a good faith intent to occupy the residential real property by the owner or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents for at least 3 consecutive years.

Assembly Housing and Community Development

Position: Watch

[AB 2785](#)

Emotional support animals.
(Friedman)

Current law requires a person or business that sells or provides a dog for use as an emotional support dog, as defined, to provide a written notice to the buyer or recipient of the dog stating that the dog does not have the special training required to qualify as a guide, signal, or service dog and is not entitled to the rights and privileges accorded by law to a guide, signal, or service dog, and that knowingly and fraudulently representing oneself to be the owner or trainer of any canine licensed as, to be qualified as, or identified as, a guide, signal, or service dog is a misdemeanor. Current law requires a person or business that sells or provides a certificate, identification, tag, vest, leash, or harness for an emotional support animal to provide a similar written notice, as specified, to the buyer or recipient. This bill would require those written notices to be made in at least 16-point bold type.

Assembly Print

Position: Watch

[AB 2902](#)

State of emergency: termination after 30 days: extension by the Legislature.
(Kiley)

Would require a state of emergency to terminate 30 days after the Governor's proclamation of the state of emergency unless the Legislature extends it by a concurrent resolution, as specified. The bill would prohibit a concurrent resolution from extending a state of emergency by more than 30 days, as specified.

Assembly Print

Position: Watch

[SB 633](#)

Contracts: translations.
(Limón)

Current law requires a person engaged in a trade or business who negotiates primarily in Spanish, Chinese, Tagalog, Vietnamese, or Korean, orally or in writing, in the course of entering into specified agreements, to deliver to the other party to the contract or agreement, and before the execution thereof, a translation of the contract or agreement in the language in which the contract or agreement was negotiated, which includes a translation of every term and condition in that contract or agreement. Current law specifies that these provisions do not apply to a person engaged in a trade or business who negotiates primarily in a language other than English, as specified, if the party with whom that person is negotiating is a buyer of goods or services, or receives a loan or extension of credit, or enters an agreement obligating that party as a tenant, lessee, or sublessee, or similarly obligates the party by contract or lease, and the party negotiates the terms of the contract, lease, or other obligation through the party's own interpreter. This bill would also require a specified notice to be delivered to a person who will sign the contract but who will not receive the goods, services, money, or other subject of the contract if that person is not proficient in English, in the above-specified languages, by the party who is a person engaged in a trade or business before execution of the contract and on a separate page immediately preceding the contract or agreement.

Assembly Desk

Position: Watch

[SB 847](#)

COVID-19 relief: tenancy: grant

Current law, the State Rental Assistance Program, establishes a

Senate Housing

program.
(Hurtado)

program for providing rental assistance, using funding made available pursuant to federal law, administered by the Department of Housing and Community Development. This bill would, until January 1, 2025, create a grant program under the administration of the department and would require the department to award a program grant, as defined, to a qualified applicant who submits a complete application, as defined, on a first-come, first-served basis. The bill would define "qualified applicant" to mean a landlord who satisfies certain criteria, including that the landlord has applied for rental assistance funds pursuant to the State Rental Assistance Program and either received a negative final decision, as specified, or the landlord has been notified that an application to the State Rental Assistance Program was submitted, as specified, but 20 days have passed without a final decision being rendered.

Sponsored by CAA

Position: Watch

SB 1017

Leases: termination of tenancy:
abuse or violence.
(Eggman)

Current law prohibits a landlord from terminating or failing to renew a tenancy based upon an act or acts against a tenant or a tenant's household member that constitute domestic violence, sexual assault, stalking, human trafficking, or elder or dependent adult abuse if certain standards are met. Current law requires the act to be documented in one of several ways, including by a court order, police report, or tenant statement and qualified third party statement, as specified, and existing law requires that the person against whom the order was issued, or who was named in the police report or tenant statement and qualified third party statement, not be a tenant of the same dwelling unit as the tenant or household member. Current law allows a landlord to terminate or decline to renew a tenancy if the tenant allows the person against whom the court order was issued or who was named in the police report or tenant statement and qualified third party statement to visit the property or if the landlord reasonably believes that the presence of the person poses a physical threat to other tenants, guests, invitees, or licensees, or to a tenant's right to quiet possession, and the landlord previously gave at least 3 days' notice to the tenant to correct the violation, as specified. This bill would recast these provisions to prohibit a landlord from terminating or failing to renew a tenancy based on an act of abuse or violence, as defined, against a tenant, a tenant's immediate family member, as defined, or a tenant's household member.

Senate Judiciary

Position: Watch

SB 1133

Price gouging: state of
emergency.
(Archuleta)

Current law requires the Office of Emergency Services, upon the proclamation of an emergency by the Governor, to include information about these provisions and guidance to property owners, as specified, on an appropriate internet website. This bill would make application of specified provisions contingent upon any proclamation of a state of emergency or declaration of local emergency including specific findings that the emergency has caused, or is substantially likely to cause, abnormal disruptions of the housing market necessitating the application of these provisions to prevent excessive and unjustified increases in rental prices. The bill would require the Office of Emergency Services to

Senate Public Safety

post all applicable proclamations and declarations on its website, and would specify that these provisions would not be enforceable until the proclamation or declaration is posted on the office's website. The bill would also exclude specified categories of housing from these provisions, including housing that was issued a certificate of occupancy for residential use within the 3 months preceding a proclamation of a state of emergency or declaration of local emergency or within the duration of the proclamation or declaration.

Sponsored by CAA

Position: Watch

[SB 1252](#)

Housing.
(Committee on Housing)

Current law authorizes a city or county that created a subsequently dissolved redevelopment agency to elect to retain the housing assets and functions previously performed by the agency, which entity is referred to as a housing successor. Current law requires that if all or any portion of a redevelopment project was developed with low- or moderate-income housing units and those units were developed with any agency assistance or pursuant to specified provisions, the agency or its successor shall require, by contract, that the housing be made available for rent or purchase to the persons and families of low or moderate income displaced by the redevelopment project and to persons of low or moderate income who are descendants of the person displaced by the redevelopment project and who, at the time of displacement, were not living in the household or had not yet been born, as specified. This bill would additionally require that the housing be made available to those persons and families described above if they meet the income eligibility and other requirements for that housing, and would make other conforming changes.

Senate Housing

Position: Watch

[SB 1307](#)

Mobilehome Parks Act.
(Rubio)

Current law, the Mobilehome Parks Act, requires the Department of Housing and Community Development to enforce the act. The act authorizes the enforcement agency to take specified actions, such as entering public or private property to determine whether there exists a park to which the act applies. This bill would make a nonsubstantive change to these provisions.

Senate Rules

Position: Watch

[SB 1368](#)

State of emergency: termination after 45 days: extension by the Legislature.
(Dahle)

Would require a state of emergency to terminate 45 days after the Governor's proclamation of the state of emergency unless the Legislature extends it by a concurrent resolution.

Senate Governmental Organization

Position: Watch

[SB 1396](#)

Tenancy: credit reporting: lower income households: evaluation.
(Bradford)

Current law, until July 1, 2025, requires a landlord of an assisted housing development, as defined, to offer tenants obligated on the lease of units in the development the option of having their rental payments reported to at least one consumer reporting agency. Current law authorizes a landlord to charge a tenant that elects to have rent reported and prescribes requirements regarding how the

Senate Judiciary

offer of rent reporting is to be made. This bill would require an independent evaluator, upon appropriation by the Legislature for this purpose, to be selected by the Department of Housing and Community Development and to be responsible for conducting an evaluation on the impact of rental payment reporting in this state.

Position: Watch

[SB 1457](#)

Housing: California Family Home Construction and Homeownership Bond Act of 2022.
(Hertzberg)

The Veterans and Affordable Housing Bond Act of 2018, which was approved by the voters as Proposition 1 at the November 6, 2018, statewide general election, authorizes the issuance of bonds in the amount of \$4,000,000,000 pursuant to the State General Obligation Bond Law and requires the proceeds from the sale of these bonds to be used to finance various housing programs and a specified program for farm, home, and mobilehome purchase assistance for veterans, as provided. This bill would enact the California Family Home Construction and Homeownership Bond Act of 2022, which, if adopted, would authorize the issuance of bonds in the amount of \$25,000,000,000 pursuant to the State General Obligation Bond Law to finance the California Family Home Construction and Homeownership Program, established as part of the bond act.

Senate Rules

Position: Watch

[SB 1482](#)

Building standards: electric vehicle charging infrastructure.
(Allen)

Current law requires the California Building Standards Commission to adopt, approve, codify, and publish mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings and nonresidential development. Current law requires the Department of Housing and Community Development to propose to the commission for consideration mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings and submit the proposed mandatory building standards. Current law requires the department and the commission, in proposing and adopting these standards, to actively consult with specified parties. This bill would require those mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings to require that each dwelling unit with access to a parking space have access to a 208/240 volt branch circuit of at least 20 amperes terminating in a receptacle for use by an electric vehicle driver to charge their plug-in electric vehicle, specified signage for those electric vehicle parking spaces, and electrical wiring design options, as specified.

Senate Housing

Position: Watch

Total Measures: 38

Total Tracking Forms: 38