

**CALIFORNIA BUSINESS PROPERTIES ASSOCIATION
HIGH PRIORITY LEGISLATIVE UPDATE
VETOED MEASURES – OCT 2018**



ADA

Measure	Author	Topic	Brief Summary	Position
AB 2994	Holden D	Building standards: public restroom stalls: disability access.	The California Building Standards Law provides for the adoption of building standards by state agencies by requiring all state agencies that adopt or propose any building standard to submit the building standard to the California Building Standards Commission for approval or adoption. This bill would require the Division of the State Architect to review the current disability access standards for public restroom stalls and to develop and propose to the commission for consideration updated standards on the required number of ambulatory accessible stalls in public restrooms.	NEUTRAL

BUSINESS ISSUES

Measure	Author	Topic	Brief Summary	Position
AB 354	Calderon D	Institutional investors: housing.	Would require an institutional investor, as defined, to register by July 1, 2019, and annually thereafter, with the Department of Business Oversight by providing a statement containing certain information, including, among other things, the total number of single-family homes in the state that are owned by the institutional investor, including the number owned in each county, and the number occupied by renters throughout the state, and in each county. The bill would authorize the department to charge a reasonable fee to process the registration.	OPPOSE
AB 1867	Reyes D	Employment discrimination: sexual harassment: records.	Would require an employer with 50 or more employees to maintain internal complaint records of employee complaints alleging sexual harassment for a minimum of 5 years after the last day of employment of the complainant or any alleged harasser named in the complaint, whichever is later. The bill would authorize the Department of Fair Employment and Housing to seek an order requiring an employer that violates this recordkeeping requirement to comply.	OPPOSE
AB 2079	Gonzalez Fletcher D	Janitorial workers: sexual violence and harassment prevention training.	Current law establishes certain protections for janitorial workers, including a requirement that the Division of Labor Standards Enforcement, by January 1, 2019, establish a biennial in-person sexual violence and harassment prevention training requirement for certain employees and employers with the assistance of a prescribed advisory committee to be convened by the director. Current law, effective July 1, 2018, requires employers of at least one employee and one or more covered workers, as defined, who provide janitorial services, as specified, to register with the commissioner annually and prohibits them from conducting business without a registration. This bill would prohibit the division from approving a registration, as described above, if the employer does not include in his or her written application the name of any subcontractor or franchise servicing contracts affiliated with a	OPPOSE

			branch location and the number of subcontracted or franchise employees servicing each of those contracts, the total number of employees working out of a listed branch office, and the address of each work location serviced by a branch office.	
AB 2732	Gonzalez Fletcher D	Employment: unfair immigration-related practices: janitorial workers: sexual violence and harassment prevention training.	Would make it unlawful for an employer to knowingly destroy, conceal, remove, confiscate, or possess any actual or purported passport or other immigration document, or any other actual or purported government identification document of another person in the course of committing, or with the intent to commit, trafficking, peonage, slavery, involuntary servitude, or a coercive labor practice. The bill would impose specified civil and criminal penalties for a violation. The bill would also authorize the Labor Commissioner to issue a citation for a violation, as prescribed.	OPPOSE
AB 3081	Gonzalez Fletcher D	Employment: sexual harassment.	Current law requires a client employer, as defined, to share with a labor contractor, as defined, all civil legal responsibility and civil liability for all workers supplied by that labor contractor for the payment of wages and the failure to obtain valid workers' compensation coverage. This bill would require a client employer to share with a labor contractor all civil legal responsibility and civil liability for harassment for all workers supplied by that labor contractor.	OPPOSE
SB 937	Wiener D	Lactation accommodation.	Would require an employer to provide a lactation room or location that includes prescribed features and would require an employer, among other things, to provide access to a sink and refrigerator in close proximity to the employee's workspace, as specified. The bill would require an employer to develop and implement a policy regarding lactation accommodation and make it available to employees, as specified. The bill would also require an employer to maintain records of requests for lactation accommodation for 3 years and to give the Labor Commission access to those records.	OPPOSE

CEQA

Measure	Author	Topic	Brief Summary	Position
AB 2447	Reyes D	California Environmental Quality Act: land use: environmental justice.	Would, except as provided, require a lead agency that is preparing an EIR or a negative declaration to provide certain notices required by CEQA to owners and occupants of property located within 1/2 mile of any parcel or parcels, and to any schools located within one mile of any parcel or parcels, on which is located a project involving an industrial or equivalent land use, as defined, within a disadvantaged community or within 1/2 mile of a disadvantaged community.	NEUTRAL

CID

Measure	Author	Topic	Brief Summary	Position
SB 1128	Roth D	Common interest developments: governance.	The Davis-Stirling Common Interest Development Act governs the management and operation of common interest developments by an association. Under current law, an association that is required to deliver a document by "individual delivery" or "individual notice" is authorized to	OPPOSE

Note: The "Neutral" position means our issues were fixed through amendments and we dropped opposition.

			deliver the document by email facsimile, or other electronic means, if the recipient has consented in writing, unless the consent is revoked in writing. This bill would authorize the recipient to consent to that delivery and revoke that consent by email.	
SB 1265	Wieckowski D	Common interest developments: elections.	The Davis-Stirling Common Interest Development Act requires a homeowner’s association to adopt rules that, among other things, specify the qualifications for candidates for the board of directors of the association and any other elected position, qualifications for voting, the voting power of each membership, the authenticity, validity, and effect of proxies, and the voting period for elections, including the times at which polls will open and close, consistent with the governing documents. This bill would, among other things, require an association to disqualify a member from nomination as a candidate for not being a member at the time of nomination and for being convicted of certain felonies, and would authorize an association to disqualify a person from being nominated or from serving on the board for specified reasons, including the failure to pay regular assessments.	OPPOSE
CODES				
Measure	Author	Topic	Brief Summary	Position
AB 1857	Nazarian D	Building codes: earthquake safety: immediate occupancy standard.	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 (commission) for approval and adoption. This bill would require the commission to assemble a functional recovery working group comprised of certain state entities and members of the construction and insurance industries, as specified. The bill would require the working group, by July 1, 2022, to consider whether a “functional recovery” standard is warranted for all or some building occupancy classifications and to investigate the practical means of implementing that standard, as specified.	NEUTRAL
AB 2681	Nazarian D	Seismic safety: potentially vulnerable buildings.	Current law establishes a program within all cities and all counties and portions thereof located within seismic zone 4, as defined, to identify all potentially hazardous buildings and to establish a mitigation program for these buildings. The mitigation program may include, among other things, the adoption by ordinance of a hazardous buildings program, measures to strengthen buildings, and the application of structural standards necessary to provide for life safety above current code requirements. This bill would, upon the identification of funding by the Office of Emergency Services, require the building department of a city or county that meets specified requirements to create an inventory of potentially vulnerable buildings, as defined, within its jurisdiction, based on age and other publicly available information, and submit that inventory to the office, as specified.	NEUTRAL
SB 1415	McGuire D	Housing. Ghost Ship Bill.	Would, until January 1, 2029, require each entity responsible for enforcing building standards and other regulations of the	SUPPORT

Note: The “Neutral” position means our issues were fixed through amendments and we dropped opposition.

			State Fire Marshal, as specified, to inspect, every 5 years, all privately owned structures within the entity’s responsibility that are in the Storage Group S occupancy classifications, as described, for compliance with those standards and regulations, or, if applicable, more stringent or restrictive local regulations, unless the structure meets any of 4 specified criteria.	
SB 1416	McGuire D	Local government: nuisance abatement. Ghost Ship Bill.	Current law authorizes the legislative body of a city or county to establish a procedure to use a nuisance abatement lien or a special assessment to collect abatement costs and related administrative costs. This bill would authorize, until January 1, 2024, the legislative body of a city or county to also collect fines for specified violations related to the nuisance abatement using a nuisance abatement lien or a special assessment. The bill would require any fines or penalties related to nuisance abatement that are recovered pursuant to these provisions to be used for specified purposes relating to supporting local enforcement of state and local building and fire code standards.	SUPPORT
EDEV				
Measure	Author	Topic	Brief Summary	Position
AB 2596	Cooley D	California Economic Development Strategic Action Plan.	The Economic Revitalization Act establishes the Governor’s Office of Business and Economic Development, also known as GO-Biz, to serve as the Governor’s lead entity for economic strategy and the marketing of California on issues relating to business development, private sector investment, and economic growth. This bill would require the office to lead the preparation of a California Economic Development Strategic Action Plan, as specified, to commission a study to identify and evaluate economic development issues, and to create a comprehensive agenda and framework for inclusive statewide and regional economic growth. The bill would authorize the office to accept nonstate moneys for the purposes of commissioning the study and developing the action plan.	SUPPORT
AB 2853	Medina D	Local government: economic development subsidies.	Current law requires each local agency, as defined, to provide specified information to the public before approving an economic development subsidy within its jurisdiction, and to, among other things, hold hearings and report on those subsidies, as provided. Current law defines “economic development subsidy” for these purposes to mean any expenditure of public funds or loss of revenue to a local agency in the amount of \$100,000 or more, for the purpose of stimulating economic development within the jurisdiction of a local agency, as provided. This bill would similarly require each local agency to provide specified information to the public before approving an economic development subsidy for a warehouse distribution center, as defined, and to, among things, hold hearings and report on those subsidies, as provided.	OPPOSE

Note: The “Neutral” position means our issues were fixed through amendments and we dropped opposition.

BOMA CAL HIGH PRIORITY LEGISLATIVE UPDATE SIGNED MEASURES – OCT 2018

Measure	Author	Topic	Brief Summary	Position
SB 100	De León D	California Renewables Portfolio Standard Program: emissions of greenhouse gases.	The Legislature has found and declared that its intent in implementing the California Renewables Portfolio Standard Program is to attain, among other targets for sale of eligible renewable resources, the target of 50% of total retail sales of electricity by December 31, 2030. This bill would revise the above-described legislative findings and declarations to state that the goal of the program is to achieve that 50% renewable resources target by December 31, 2026, and to achieve a 60% target by December 31, 2030.	OPPOSE
ADA				
Measure	Author	Topic	Brief Summary	Position
AB 3002	Grayson D	Disability access requirements: information.	Current law requires each city, county, or city and county to provide applicants for a business license or equivalent instrument or permit with certain information regarding compliance with disability access provisions under federal and state law, including information on legal obligations from specified state agencies. This bill would require the above local jurisdictions issuing building permits for commercial construction or business licenses to make available a notice containing specified information regarding disability access.	SUPPORT
BUSINESS ISSUES				
Measure	Author	Topic	Brief Summary	Position
AB 1565	Thurmond D	Labor-related liabilities: direct contractor.	Current law requires, for all contracts entered into on or after January 1, 2018, a direct contractor, as defined, making or taking a contract in the state for the erection, construction, alteration, or repair of a building, structure, or other work, to assume, and be liable for, specified debt owed to a wage claimant that is incurred by a subcontractor, at any tier, acting under, by, or for the direct contractor for the wage claimant’s performance of labor included in the subject of the original contract. This bill would repeal specified provisions that state that the obligations and remedies are in addition to existing obligations and remedies provided by law, except that the provisions are not to be construed to impose liability on a direct contractor for anything other than unpaid wages and fringe or other benefit payments or contributions including interest owed.	SUPPORT

Note: The “Neutral” position means our issues were fixed through amendments and we dropped opposition.

AB 1884	Calderon D	Food facilities: single-use plastic straws.	Would prohibit a full-service restaurant, as specified, from providing single-use plastic straws, as defined, to consumers unless requested by the consumer. The bill would specify that the first and 2nd violations of these provisions would result in a notice of violation and any subsequent violation would be an infraction punishable by a fine of \$25 for each day the full-service restaurant is in violation, but not to exceed an annual total of \$300. The provisions would be enforced by the same officers authorized to enforce the California Retail Food Code.	OPPOSE
AB 1976	Limón D	Employment: lactation accommodation.	Current law requires every employer to provide a reasonable amount of break time to accommodate an employee desiring to express breast milk for the employee’s infant child and requires an employer to make reasonable efforts to provide the employee with the use of a room or other location, other than a toilet stall, in close proximity to the employee’s work area for the employee to express milk in private. Current law makes a violation of these provisions subject to a civil penalty and makes the Labor Commissioner responsible for enforcement. This bill would instead require an employer to make reasonable efforts to provide an employee with use of a room or other location, other than a bathroom, for these purposes.	SUPPORT
AB 2831	Limón D	Small business customers: demand-side energy management programs.	Would require that the Internet Web site for the Energy Upgrade California program be revised and maintained to include information related to demand-side management programs for small business customers. This bill contains other related provisions and other existing laws.	SUPPORT
AB 2884	Irwin D	Real estate.	Under current law, a real estate salesperson is a natural person who, for a compensation or in expectation of a compensation, is employed by a licensed real estate broker to do specified acts. Current law generally describes the relationship between a real estate broker and a real estate licensee, which includes brokers and salespersons, as an employment relationship. This bill would include, within those acts for real estate brokers, soliciting or obtaining a listing for that specified real property.	SUPPORT
SB 261	Roth D	Common interest developments: governance.	The Davis-Stirling Common Interest Development Act governs the management and operation of common interest by an association. Under current law, an association that is required to deliver a document by “individual delivery” or “individual notice” is authorized to deliver the document by email, facsimile, or other electronic means, if the recipient has consented in writing, unless the consent is revoked in writing. This bill would authorize the recipient to consent to that delivery and revoke that consent by email.	SUPPORT
SB 826	Jackson D	Corporations: boards of directors.	Would, no later than the close of the 2019 calendar year, would require a domestic general corporation or foreign corporation that is a publicly held corporation, as defined, whose principal executive offices, according to the corporation’s SEC 10-K form, are located in California to have a minimum of one female, as defined, on its board of	OPPOSE

Note: The “Neutral” position means our issues were fixed through amendments and we dropped opposition.

			directors, as specified. No later than the close of the 2021 calendar year, the bill would increase that required minimum number to 2 female directors if the corporation has 5 directors or to 3 female directors if the corporation has 6 or more directors.	
SB 946	Lara D	Sidewalk vendors.	Would prohibit a local authority, as defined, from regulating sidewalk vendors, except in accordance with the provisions of the bill. The bill would provide that a local authority is not required to adopt a new program to regulate sidewalk vendors if the local authority has established an existing program that substantially complies with the provisions of the bill. The bill would apply these provisions to a chartered or general law city, county, or city and county.	OPPOSE
SB 1045	Wiener D	Conservatorship: serious mental illness and substance use disorders.	Would establish a procedure, for the County of Los Angeles, the County of San Diego, and the City and County of San Francisco, if the board of supervisors of the respective county or city and county authorizes the application of specified provisions subject to specified requirements, for the appointment of a conservator for a person who is incapable of caring for the person’s own health and well-being due to a serious mental illness and substance use disorder, as specified, for the purpose of providing the least restrictive and most clinically appropriate alternative needed for the protection of the person.	SUPPORT
SB 1498	Committee on Governance and Finance	Local Government Omnibus Act of 2018.	Current law sets forth various provisions governing cities that reference various officers and employees. This bill would make these references gender neutral.	SUPPORT

CEQA

Measure	Author	Topic	Brief Summary	Position
AB 1804	Berman D	California Environmental Quality Act: exemption: residential or mixed-use housing projects.	Would, until January 1, 2025, exempt from CEQA residential or mixed-use housing projects, as defined, located in unincorporated areas of a county meeting certain requirements. The bill would require a lead agency, if the lead agency determines that a residential or mixed-use housing project is exempt from CEQA, to file a notice of exemption with the Office of Planning and Research and the county clerk in the county in which the project is located. Because a lead agency would be required to determine the applicability of this exemption and to file a notice with the office and the county clerk, this bill would impose a state-mandated local program.	SUPPORT
AB 2782	Friedman D	California Environmental Quality Act.	The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. This bill would authorize lead agencies, in describing and evaluating projects, to consider the specific economic, legal, social,	SUPPORT

Note: The “Neutral” position means our issues were fixed through amendments and we dropped opposition.

			technological, or other benefits of, and the negative impacts of denying, the project.	
CODES				
Measure	Author	Topic	Brief Summary	Position
AB 565	Bloom D	Building standards: live/work units.	Would require the Department of Housing and Community Development, commencing with the next triennial edition of the California Building Standards Code adopted after January 1, 2019, to develop and submit for approval by the California Building Standards Commission clarifications in the California Building Code and the California Residential Code pertaining to the requirements for the construction of live/work units.	SUPPORT
AB 2485	Chau D	Code enforcement: financially interested parties.	Would prohibit a local official, as defined, who inspects a commercial property or business for compliance with a state statute or regulation or local ordinance from being accompanied during the inspection by a person with a potential financial interest in the outcome of the inspection, as defined, unless the person is the owner of the property or business, is the agent or representative of the owner, is a person who has, or operates under, a specified existing contract with the local government who has been directed by a local official to perform services at the property or business, or is a contractor or consultant, or a designated representative of a contractor or consultant, that is on a publicly available list of qualified bidders that may provide inspection, abatement, or remediation services to, and receive compensation for those services from, the local government, as specified.	OPPOSE
AB 2913	Wood D	Building standards: building permits: expiration.	A provision of the California Building Standards Law specifies that a local ordinance adding or modifying building standards for residential occupancies, published in the California Building Standards Code, applies only to an application for a building permit submitted after the effective date of the ordinance and to plans and specifications for, and the construction performed under, that permit, unless, among other reasons, the permit is subsequently deemed expired because the building or work authorized by the permit is not commenced within 180 days from the date of the permit, or the permittee has suspended or abandoned the work authorized by the permit at any time after the work is commenced. This bill would provide that a permit would remain valid for purposes of the California Building Standards Law if the work on the site authorized by that permit is commenced within 12 months after its issuance, unless the permittee has abandoned the work authorized by the permit. .	SUPPORT
AB 3232	Friedman D	Zero-emissions buildings and sources of heat energy.	Would require the State Energy Resources Conservation and Development Commission, by January 1, 2021, to assess the potential for the state to reduce the emissions of greenhouse gases from the state’s residential and commercial building stock by at least 40% below 1990 levels by January 1, 2030. The bill would require the commission	SUPPORT

Note: The “Neutral” position means our issues were fixed through amendments and we dropped opposition.

			to include in the 2021 edition of the integrated energy policy report and all subsequent integrated energy policy reports a report on the emissions of greenhouse gases associated with the supply of energy to residential and commercial buildings.	
SB 1397	Hill D	Automated external defibrillators: requirement: modifications to existing buildings.	Current law requires certain occupied structures that are not owned or operated by any local government entity and are constructed on or after January 1, 2017, to have an automated external defibrillator (AED) on the premises. This bill would apply the AED requirements to certain structures that are constructed prior to January 1, 2017, and subject to subsequent modifications, renovations, or tenant improvements, as specified.	SUPPORT
SB 1477	Stern D	Low-emissions buildings and sources of heat energy.	This bill would require the Public Utilities Commission to develop and supervise the administration of the Technology and Equipment for Clean Heating (TECH) Initiative, a statewide market development initiative, to require gas corporations to advance the state’s market for low-emission space and water heating equipment for new and existing residential buildings. The bill would require the commission, as a part of the initiative, to identify and target key low-emission space and water heating equipment technologies that are in an early stage of market development and that would assist the state in achieving its greenhouse gas emissions reduction goals.	SUPPORT

EDEV

Measure	Author	Topic	Brief Summary	Position
SB 1145	Leyva D	Enhanced infrastructure financing districts: maintenance.	Current law authorizes the legislative body of a city or a county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of community significance. Current law prohibits a district from financing routine maintenance and repair work. Current law authorizes the issuance of bonds for the funding of these purposes if approved by 55% of the voters voting on a proposal to issue the bonds. This bill, instead, would authorize a district to finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the district, but would prohibit the use of proceeds of bonds issued to finance maintenance of any kind.	SUPPORT

HOUSING

Measure	Author	Topic	Brief Summary	Position
AB 2372	Gloria D	Planning and zoning: density bonus: floor area ratio bonus.	Would authorize a city council or county board of supervisors to establish a procedure by ordinance to grant a developer of an eligible housing development, upon the request of the developer, a floor area ratio bonus, calculated as provided, in lieu of a density bonus awarded on the basis of dwelling units per acre. The bill would define “eligible housing development” as a development that meets specified criteria related to residential use or mixed use, location, zoning, replacement of units, and affordability.	SUPPORT

Note: The “Neutral” position means our issues were fixed through amendments and we dropped opposition.

AB 3194	Daly D	Housing Accountability Act: project approval.	The Housing Accountability Act requires a local agency proposing to disapprove a housing development project that complies with applicable, objective general plan and zoning standards and criteria, or to approve it on the condition that it be developed at a lower density, to base its decision upon written findings supported by a preponderance of the evidence on the record that specified conditions exist, including if the housing development project would have a specific, adverse impact upon the public health or safety. This bill would specify that a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and would prohibit a local government from requiring a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan.	SUPPORT
LANDLORD-TENANT				
Measure	Author	Topic	Brief Summary	Position
AB 2164	Cooley D	Local ordinances: fines and penalties: cannabis.	Current law requires an ordinance adopted by a local agency to provide for a reasonable period of time, as specified in the ordinance, for a person responsible for a continuing violation to correct or otherwise remedy the violation prior to the imposition of administrative fines or penalties, when the violation pertains to building, plumbing, electrical, or other similar structural or zoning issues, that do not create an immediate danger to health or safety. This bill would allow the ordinance to provide for the immediate imposition of administrative fines or penalties for the violation of building, plumbing, electrical, or other similar structural, health and safety, or zoning requirements if the violation exists as a result of, or to facilitate, the illegal cultivation of cannabis, except as specified.	NEUTRAL
AB 2343	Chiu D	Real property: possession: unlawful detainer.	Current law establishes a procedure, known as an unlawful detainer action, that a landlord must follow in order to evict a tenant. Current law provides that a tenant is subject to such an action if the tenant continues to possess the property without permission of the landlord in specified circumstances, including when the tenant has violated the lease by defaulting on rent or failing to perform a duty under the lease, but the landlord must first give the tenant a 3-day notice to cure the violation or vacate. This bill would change the notice period to exclude judicial holidays, including Saturday and Sunday.	NEUTRAL
AB 2413	Chiu D	Tenancy: law enforcement and emergency assistance.	Would declare void, as contrary to public policy, a provision in a rental or lease agreement that limits or prohibits, or threatens to limit or prohibit, a tenant's, resident's, or other person's right to summon law enforcement assistance or emergency assistance as, or on behalf of, a victim of abuse, a victim of crime, or an individual in an emergency if the tenant, resident, or other person believes that the law enforcement assistance or emergency assistance is necessary to prevent or address the perpetration,	NEUTRAL

Note: The "Neutral" position means our issues were fixed through amendments and we dropped opposition.

			escalation, or exacerbation of the abuse, crime, or emergency.	
LAND USE				
Measure	Author	Topic	Brief Summary	Position
AB 2753	Friedman D	Density bonuses: density bonus application.	Current law requires a city or county to adopt procedures and timelines for processing a density bonus application and provide a list of documents and information required to be submitted with the application in order for it to be deemed complete. Current law requires a city or county to notify an applicant whether the application is complete within 30 calendar days or receiving the application, or a resubmittal of that application, and establishes an appeal process for that decision. This bill would additionally require a city or county to provide the applicant with a determination as to the amount of density bonus and any parking ratios requested by the applicant for which the development is eligible and whether the applicant has provided adequate information to make a determination as to any incentives, concessions, or waivers or reductions development standards requested by the applicant.	SUPPORT
SB 828	Wiener D	Land use: housing element.	Current law requires the appropriate council of governments, or the department for a city and county that does not have a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county in accordance with certain requirements and procedures, including that a specified type of ordinance or policy that limits the number of residential building permits issued by a city or county may not be used as a justification for a determination or reduction in a jurisdiction’s share of the regional housing need. This bill would prohibit the prior underproduction of housing in a city or county from the previous cycle and stable population numbers in a city or county from the previous cycle from being used as a justification for a determination or a reduction in the jurisdiction’s share of the regional housing need.	SUPPORT
ENERGY ISSUES				
Measure	Author	Topic	Brief Summary	Position
AB 1879	Santiago D	Gas corporation: service connections.	Would require the Public Utilities Commission, if it determines that a moratorium on new natural gas service connections is necessary to prevent substantial and imminent harm or to ensure gas system reliability, to provide a report to specified policy committees of the Legislature and the affected gas corporation stating the necessity for the action. The bill would require the report to the policy committees to contain certain information.	SUPPORT
SB 700	Wiener D	Self-generation incentive program.	In response to a requirement to adopt initiatives on or before March 7, 2001, to reduce demand for electricity and reduce load during peak demand periods, including differential incentives for renewable or super clean distributed generation resources, the PUC adopted decisions	SUPPORT

Note: The “Neutral” position means our issues were fixed through amendments and we dropped opposition.

			establishing a self-generation incentive program. This bill would extend the collection for the self-generation incentive program to December 31, 2024, and the administration of the program to January 1, 2026. The bill would require the commission to adopt requirements for energy storage systems to ensure that eligible energy storage systems reduce the emissions of greenhouse gases.	
PARKING/EV				
Measure	Author	Topic	Brief Summary	Position
AB 2392	Santiago D	Vehicles: towing and storage.	Under current law, when a vehicle has been towed and stored, the legal owner may only be charged a storage fee during the first 15 days of possession, and beyond the first 15 days, only for any time after 3 days have lapsed after written notification has been made to the legal owner, as specified. This bill would require that fees charged under these provisions for towing and storage be reasonable, as defined.	NEUTRAL
RETAIL				
Measure	Author	Topic	Brief Summary	Position
AB 1065	Jones-Sawyer D	Theft: aggregation: organized retail theft.	Would, until January 1, 2021, create the crime of organized retail theft which would be defined as acting in concert with one or more persons to steal merchandise from one or more merchant’s premises or online marketplace with the intent to sell, exchange, or return the merchandise for value, acting in concert with 2 or more persons to receive, purchase, or possess merchandise knowing or believing it to have been stolen, acting as the agent of another individual or group of individuals to steal merchandise from one or more merchant’s premises or online marketplaces as part of a plan to commit theft, or recruiting, coordinating, organizing, supervising, directing, managing, or financing another to undertake acts of theft.	SUPPORT
TAXES				
Measure	Author	Topic	Brief Summary	Position
SB 274	Glazer D	Administration of taxes: notice of deficiency assessment.	Current law requires an individual taxpayer to notify the Franchise Tax Board of any change in the amount of gross income or deductions, as reported on the individual’s federal tax return, within 6 months of the final determination, as defined, of that change, unless the change does not increase the amount of California income tax due. This bill would require a partnership, if any item required to be shown on a federal partnership return is changed or corrected by the Commissioner of Internal Revenue or other officer of the United States or other competent authority, and the partnership is issued an adjustment or made a federal election for alternative to payment, to report each change or correction to the Franchise Tax Board for the reviewed year within 6 months after the date of each final federal determination, as specified.	SUPPORT

Note: The “Neutral” position means our issues were fixed through amendments and we dropped opposition.

SB 1246	Gaines R	Property tax: claims for refund.	Current property tax law requires property taxes to be refunded to the taxpayer or last recorded owner, as provided, under specified circumstances and requires that a refund only be made pursuant to a claim for refund. Current law requires the claim to be verified by the person who paid the tax, including his or her guardian, executor, or administrator. This bill would additionally provide for verification of a claim by the trustee of the person who paid the tax.	SUPPORT
-------------------------	--------------------------	----------------------------------	---	---------

TRANSPORTATION

Measure	Author	Topic	Brief Summary	Position
AB 2654	Quirk-Silva D	Design-build: Orange County.	Would authorize the County of Orange to use the design-build process for specified types of public works infrastructure projects, limited to no more than one project per year in excess of \$5,000,000. The bill would also authorize the Orange County Flood Control District to use the design-build process for flood protection improvements and would limit those to no more than 12 projects in excess of \$5,000,000 prior to January 1, 2025.	SUPPORT