



April 7, 2024

TO: The Honorable Liz Ortega, Chair, Assembly Labor & Employment Committee  
The Honorable Heath Flora, Vice Chair and all members, Assembly Labor & Employment Committee

FR: California Business Properties Association      Building Owners & Managers Assn of California  
Institute of Real Estate Management              NAIOP California

**RE: AB 2364 (Rivas) - Unrealistic Janitorial Cleaning Quotas– OPPOSE**

Dear Assemblymember Ortega,

On behalf of the organizations listed above, we are writing to express our strong opposition to **AB 2364 (Rivas) – Unrealistic Janitorial Cleaning Quotas**. AB 2364 proposes unrealistic production rate limits for janitorial staff and increases in mandatory training program costs. These measures will significantly inflate operational costs and complicate staffing requirements, adversely affecting businesses and the janitorial industry.

**Reduced Production Rates:** AB 2364 aims to more than halve the standard janitorial production rate, necessitating a substantial increase in staffing. For example, a million-square-foot building could require 16 additional employees, escalating costs by an estimated \$100,000 monthly. This change overlooks the practicality of cleaning work and the efficiencies currently achieved.

**Escalated Training Expenses:** The bill also mandates more costly harassment training programs. While the goal of ensuring a safe and respectful workplace is shared by all, the increase in mandated expenses seems disproportionate to the potential benefits.

**Operational Inflexibility:** The one-size-fits-all approach fails to consider the varied nature of buildings and their occupancy. Cleaning a sparsely populated hybrid office requires a different strategy than servicing a fully occupied space, a distinction AB 2364 does not make.

AB 2364 threatens to impose undue financial and operational burdens on an industry already striving for efficiency and adaptability. It overlooks the nuances of janitorial work and risks increasing costs for businesses and their clients without a clear return on investment.

For these reasons, we respectfully **OPPOSE AB 2364 (Rivas)**. For additional information regarding our position, please contact Skyler Wonnacott, California Business Properties Association, 916-960-3951 or [swonnacott@cbpa.com](mailto:swonnacott@cbpa.com)

CC: Assemblymember Luz Rivas  
Members – Assembly Labor and Employment Committee

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