

### Upcoming Dates to Watch

September 14 — ~~Final Day of Legislative Session~~

October 14 – Governor’s Sign/Veto DEADline

October 26 & 27 – [CA Strategic Issues Conference & CBPA Annual Meeting](#)

### END OF SESSION High Priority Bills

- [ACA 13](#) (Ward; D-San Diego) – **RED ALERT OPPOSE!**  
Makes a permanent change in the initiative process by changing the vote threshold for certain measures. This SEIU sponsored Constitutional Amendment is targeting the Taxpayer Protection and Government Accountability Act which has already qualified for the November 2024 ballot. This changes the voting rules in a direct attempt to deny voters the ability fix Proposition 13 from recent court rulings.  
POSITION: Oppose  
STATUS: Passed Legislature – Scheduled for November 2024 Ballot
- [ACA 1](#) (Ward; D-San Diego) – **RED ALERT OPPOSE!**  
This measure proposes to make it easier for local governments to increase various taxes, including sales taxes and property taxes. Higher sales taxes increase the cost of home construction and everyday necessities used by homeowners and renters, while property taxes increase the burden of homeownership and business costs.  
POSITION: Oppose  
STATUS: Passed Legislature – Scheduled for November 2024 Ballot
- [SCA 7](#) (Umberg; D-Santa Ana) – **RED ALERT OPPOSE!**  
Enshrines in the California Constitution a right for all Californians to join a union and collectively bargain with employers and restricts employers’ ability to communicate on the issue with employees. It is unnecessary and unprecedented special benefits that will damage government operations and performance, destabilize the California economy, and is rife with unintended consequences.  
POSITION: Oppose  
STATUS: DEAD
- [SB 799](#) (Portantino; D-Burbank) – **RED ALERT OPPOSE!**  
Requires employers to subsidize labor actions by allowing workers to draw unemployment benefits while on strike.  
POSITION: Oppose  
STATUS: On Governor’s Desk
- [AB 7](#) (Friedman; D-Burbank) – **RED ALERT OPPOSE!**

Requires transportation agencies to include Climate Action Plan principles into existing program planning which will slow and or halt projects, exacerbate our congested transportation systems, and result in far-reaching, negative economic impacts. Adds state mandated layers to local issues and proposes a very narrow approach to transportation funding guidelines leaving many regions and communities behind and local sales tax dollars unmatched.

POSITION: Oppose

STATUS: DEAD

- **AB 421 (Bryan; D-Los Angeles) – RED ALERT OPPOSE!**

Makes a major and permanent change in the role of voters in the referendum process in an attempt to thwart the referendum on the FAST Act next year. Makes additional changes to law meant to make it more difficult for business groups to be successful on a statewide ballot.

POSITION: Oppose

STATUS: Signed by Governor.

- **AB 38 (Lee; D-San Jose)**

Lighting retrofits in state owned or leased buildings must comply with light pollution requirements. Bill allows pass through of costs to state in leasing negotiations and TI's.

POSITION: Neutral

STATUS: DEAD

- **AB 70 (Rodriguez; D-Pomona) – HIGH PRIORITY ADVOCACY**

Expands “trauma kit” installation requirements to certain existing building triggered by a TI; the bill provides the same “Good Samaritan” protection; and retains the property owners liability protection and limited number of installations negotiated in 2021.

POSITION: Neutral

STATUS: On Governor’s Desk

- **AB 1218 (Lowenthal; D-Long Beach) – RED-ALERT-OPPOSE! AMENDMENTS ACCEPTED**

This bill would move the replacement, relocation assistance, and right to return requirements in the Housing Crisis Act into a stand-alone section thereby making these changes permanent while allowing the fundamentally important pro-housing production reforms included in SB 330 to expire. AB 1218 also expands the use of the demolition requirements beyond just housing development projects.

POSITION: Neutral

STATUS: On Governor’s Desk

- **AB 1572 (Friedman; D-Burbank)**

Limits irrigation of nonfunctional turf that may have a beneficial use (municipal, multifamily and industrial). Could limit approaches and design techniques that mitigate heat impacts and urban heat islands.

POSITION: Oppose

STATUS: On Governor’s Desk

- **AB 1573 (Friedman; D-Burbank)**

This bill will significantly limit landscape options in commercial and residential real estate by requiring a minimum percentage of native plants and prohibiting certain plants. Requiring native plants comes with a host of complications. For example, it may be very difficult to find a sufficient selection of appropriate native plants in nearby nurseries. In many regions across the state native plants are sold only at boutique nurseries and the plants are significantly more expensive than larger commercial purveyors, making their use much more costly.

POSITION: Oppose  
STATUS: DEAD

- **SB 48 (Becker; D-Menlo Park)**

This would direct the CEC to expand energy benchmarking to include water use, and it would require the CEC to develop mandatory building performance standards for existing buildings. Once adopted, buildings covered by the regs would have 15 years to comply.

POSITION: Neutral

STATUS: On Governor's Desk

- **SB 229 (Umberg; D-Santa Ana)**

This bill would require a local agency that has received a notification of violation from HCD to hold an open and public session to review and consider the substance of the notice of violation. The bill would require the local agency's governing body to provide prescribed notice no later than 14 days before the public session. The bill would prohibit the local agency's governing body from taking final action to ratify or approve the proposed disposal until a public session is held as required.

POSITION: Neutral

STATUS: On Governor's Desk

- **SB 253 (Wiener; D-San Francisco) – **RED ALERT OPPOSE!****

This bill requires any partnership, corporation, limited liability company, or other business entity with total annual revenues in excess of one billion dollars and that does business in California to publicly report their annual greenhouse gas emissions.

POSITION: Oppose

STATUS: On Governor's Desk

- **SB 410 (Becker; D-Menlo Park)**

This bill (Powering Up Californians Act) would require the PUC to establish a working group on or before March 1, 2024 to propose processes to improve the ability of utilities to be informed well in advance of needed increases in distribution system capacity for future housing developments, building electrification, electric vehicle charging infrastructure, and other activities that require increased distribution system capacity. SB 410 would require the PUC to establish, on or before September 30, 2024, reasonable average and maximum target interconnection time periods and certain reporting requirements so that utility performance can be tracked. The bill would require the PUC to require a utility to take any remedial actions necessary to achieve the PUC's targets and would require all utility reporting to be publicly available.

POSITION: Support

STATUS: On Governor's Desk

- **SB 416 (Laird; D-Monterey)**

LEED Certification of state buildings. Late amendment provided state agency ability to go to lower certification. Clarified bill does not apply to existing building under lease.

POSITION: Neutral/Concerns

STATUS: On Governor's Desk

- **SB 423 (Wiener; D-San Francisco) – **HIGH PRIORITY SUPPORT****

SB 423 would expand SB 35 to nearly all cities, including those in the coastal zone. It would also allow the state to approve housing developments on property it owns or leases and prohibit a city from enforcing its inclusionary housing ordinance if the income limits are higher than those in SB 35 and removes the sunset date on SB 35.

POSITION: Support  
STATUS: On Governor's Desk

- **[SB 567](#) (Durazo; D-Los Angeles)**  
Puts small housing provider in jeopardy - an inadvertent miscalculation of the rental amount than is permitted by AB 1482, put them at risk for a lawsuit and liability for all attorney's fees and costs. Late in the process amendment fixed several issues with the bill allowing us to remove opposition.  
POSITION: Neutral  
STATUS: On Governor's Desk.
- **[SB 597](#) (Glazer; D-Contra Costa)**  
This bill would mandate rainwater catchment systems in residential buildings. The priority here is to keep commercial buildings out of the bill.  
POSITION: Neutral  
STATUS: On Governor's Desk
- **[SB 745](#) (Cortese; D-Santa Clara)**  
This bill would require the BSC to develop and adopt mandatory water conservation standards for new buildings that gain a 25% reduction in potable water use over standards in effect today. Dozens of water agencies have come out in strong opposition to the bill, which leveraged amendments that allow our industry to go neutral.  
POSITION: Neutral  
STATUS: On Governor's Desk
- **[SB 747](#) (Caballero; D-Greenfield) – HIGH PRIORITY SUPPORT**  
This bill makes numerous improvements to the Surplus Land Act, including expediting the approval of residential developments which meet SLA requirements for affordable housing and improving clarity on the scope and application of the law to avoid delays and uncertainty. This bill reaffirms that Economic Opportunity Law remains an alternative process to allow cities and counties to acquire and dispose of property to improve economic opportunities for local residents. SB 747 makes an array of helpful changes to the SLA, including clarifying that only leases of less than 35 years are subject to the SLA, provide exemptions to assist transit, ports, airports, and other important agencies.  
POSITION: Support  
STATUS: On Governor's Desk
- **[SB 795](#) (Stern; D-Calabasas) – HIGH PRIORITY SUPPORT**  
This bill would direct the CEC to establish a registry for HVAC systems purchased in the State of CA. Forgetting for a moment that Stern is the author, this is an issue we have been supporting for years. 95% of the air conditioners purchased in CA are installed WITHOUT building permits. It is a huge contributor to the underground economy and creates an unlevel playing field for contractors who play by the rules.  
POSITION: Support  
STATUS: Two-Year Bill

## **HIGH PRIORITY BILLS THAT DIED EARLIER IN THE YEAR**

- **[AB 9](#) (Muratsuchi; D-El Segundo)**  
This bill would require CARB to ensure that statewide greenhouse gas emissions are reduced to at least 55% below the 1990 level by no later than December 31, 2030.  
POSITION: Oppose  
**STATUS: DEAD**
- **[AB 68](#) (Ward; D-San Diego)** - Strips local governments of their land-use authority by permanently prohibiting certain housing projects. It essentially mandates exclusionary land use policies, which will further restrict housing supply, raise costs and prices of homes, make commercial and retail projects more difficult, further economic inequality, and undermine employers' ability to recruit for jobs.  
POSITION: Oppose  
**STATUS: DEAD**
- **[AB 362](#) (Lee; D-San Jose)**  
This bill directs the California Department of Tax and Fee Administration to conduct a study on the efficacy of a statewide land value taxation system. This bill could jeopardize the protections enshrined in Proposition 13.  
POSITION: Oppose  
**STATUS: DEAD**
- **[AB 539](#) (Nguyen; D-Elk Grove)**  
This bill would prohibit a high-frequency litigant from recovering any amount, other than actual damages, that exceeds \$1,000 for each offense. The bill would also prohibit a party alleging an accessibility-related violation due to disability from alleging more than one violation per defect and from, through repeated visits, using the previously identified defect as the basis for additional damages. The bill would also prohibit a plaintiff from alleging an accessibility-related violation unless the plaintiff had a bona fide intent to be a customer of the business at the time that the plaintiff accessed the business.  
POSITION: Support  
**STATUS: DEAD**
- **[AB 772](#) (Jackson; D-Riverside)**  
CEC would be required to adopt regs requiring fast charging EVSE in single family homes. Wrong agency and bad policy for grid and cost-effectiveness.  
POSITION: Neutral  
**STATUS: DEAD**
- **[AB 914](#) (Friedmann; D-Burbank)**  
Provides CEQA exemption for electrical infrastructure upgrades.  
POSITION: Support  
STATUS: Senate Energy and Utilities
- **[AB 1000](#) (Reyes; D-San Bernardino)**  
This bill proposes a statewide setback of 1,000 feet from "sensitive receptors" for all new or expanded logistics use facilities 100,000 square feet or larger in California.  
POSITION: Oppose  
**STATUS: DEAD**

- **[AB 1482](#) (Gabriel; D-Ventura)**  
This would place a one-size-fits-all time limit on public utilities to approve and energize new EVSE. This places an unfair burden on utilities and moves new EVSE installations to the front of the line in terms of utility service priorities.  
POSITION: Oppose  
**STATUS: DEAD**
- **[AB 1532](#) (Haney; D-San Francisco)**  
This bill would make an office conversion project that meets certain requirements a use by right in all areas regardless of zoning. The bill defines “office conversion project” to mean the conversion of a building used for office purposes or a vacant office building into residential dwelling units. The bill would define “use by right” to mean that the city or county’s review of the office conversion may not require a conditional use permit, planned unit development permit, or other discretionary city or county review or approval that would constitute a “project” for purposes of CEQA, as specified. The bill would exempt an office conversion project from impact fees, as defined, that are not directly related to the conversion of an office building into residential dwelling units.  
POSITION: Support  
**STATUS: DEAD**
- **[AB 1580](#) (Carrillo, Juan; D-Lancaster)**  
This would require the appropriate state agencies to work cooperatively in in deployment of federal funded programs that incentivize EV infrastructure.  
POSITION: Support  
**STATUS: DEAD**
- **[AB 1708](#) (Muratsuchi; D-El Segundo)**  
AB 1708 would increase accountability for repeat theft offenders and offer pathways for pre-plea diversion programming. If passed, the bill would send the issue to the voters for approval at the next statewide general election.  
POSITION: Support  
**STATUS: DEAD**
- **[SB 34](#) (Umberg; D-Santa Ana)**  
This bill, until January 1, 2030, would require the County of Orange, or any city located within Orange County, if notified by the department that its planned sale or lease of surplus land is in violation of existing law, to cure or correct the alleged violation within 60 days. The bill would prohibit an Orange County jurisdiction that has not cured or corrected any alleged violation from disposing of the parcel until the department determines that it has complied with existing law or deems the alleged violation not to be a violation.  
POSITION: Oppose  
**STATUS: DEAD**
- **[SB 56](#) (Skinner; D-Richmond)**  
Would require load-serving entities to develop an integrated resource plan. While this should have been done BEFORE we jumped into electrification, it is a good thing and needs to be done to understand grid stress points.  
POSITION: Support  
**STATUS: DEAD**

- **SB 83 (Wiener; D-San Francisco)**  
This bill would require electric IOUs to interconnect a development project (of any size) to the electric distribution system within eight weeks of receiving notice that the project has received its necessary approvals. If an IOU does not interconnect a project within eight weeks, the bill would penalize the IOU by requiring it to pay the project applicant.  
POSITION: Support  
STATUS: DEAD
- **SB 585 (Niello; R-Fair Oaks)**  
Prohibits construction-related accessibility claims from being initiated until a defendant has been served with a demand letter specifying each alleged violation and given 120 days to correct the alleged violation.  
POSITION: Support  
STATUS: DEAD
- **SB 604 (Wilk; R-Antelope)**  
This bill would require PUC and public utilities to do a grid assessment.....something that the state should have been done prior to implementing the decarbonization policy.  
POSITION: Support  
STATUS: DEAD
- **SB 670 (Allen; D-Agoura Hills)**  
This bill would require the CARB, in consultation with the Office of Planning and Research and the Department of Transportation, to develop a methodology for assessing and spatially representing vehicle miles traveled and to develop maps accordingly to display average vehicle miles traveled per capita in the state at the local, regional, and statewide level. It will make the implementation of VMT in CEQA much more litigious and give a definite advantage to one side only – project opponents.  
POSITION: Oppose  
STATUS: DEAD

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