

# BOMA Greater Los Angeles

## 2017 Legislative Strategy

Bill Number	Author	Topic	Brief Summary	Recommended Position	Action Items			
					Approved	TL	LO	MM
<b>CONSENT - Vote on All</b>								
AB 12	Cooley (D)	State government: administrative regulations	Would require each state agency to, on or before January 1, 2020, review that agency's regulations, identify any that are duplicative, overlapping, inconsistent, or out of date, to revise those regulations and report to the Legislature and Governor. The bill would repeal these provisions on January 1, 2021.	SUPPORT				
AB 77	Fong (R)	Regulations: effective dates and legislative review	Would require the Office of Administrative Law to submit to each house of the Legislature a copy of each major regulation that it submits to the Secretary of State. The bill would add another exception to those currently provided that specifies that a regulation does not become effective if the Legislature enacts a statute to override the regulation.	SUPPORT				
AB 448	Daly (D)	Local governments: parcel taxes	Would require a local agency to provide notice of a new parcel tax to any owner of record of a parcel affected by the tax, if that owner of record does not reside within the jurisdictional boundaries of the taxing entity. The bill would also require the notice to be made within 30 days of the certification of the election approving the new parcel tax.	SUPPORT				
AB 890	Medina (D)	Local land use initiatives: environmental review	Would require a proponent of a proposed initiative ordinance, at the time he or she files a copy of the proposed ordinance for preparation of a ballot title and summary with the appropriate elections official, to also request that an environmental review of the proposed ordinance be conducted by the appropriate planning department. The bill would require the elections official to notify the proponent of the result of the environmental review	OPPOSE				
AB 909	Steinorth (R)	Emergency response: public access trauma kit	Would define "trauma PAK" to mean a first aid response kit that contains specified items, including, among other things, at least <b>2 tourniquets</b> . The bill would require a person or entity that supplies a trauma PAK to notify an agent of the local emergency medical service agency of the existence, location, and contents of the trauma PAK and to provide the acquirer of the trauma PAK with all information governing the use, installation, operation, training, and maintenance of the trauma PAK.	NEUTRAL				
AB 912	Obernolte (R)	Small business: California Small Business Regulatory Fairness Act	Would require a state agency to assist a small business, as defined, in complying with all statutes and regulations administered by the state agency and in any enforcement action by the state agency. The bill would require a state agency to establish a policy by December 31, 2018 that provides for the reduction and under certain circumstances waiver of civil penalties for a small business based upon mitigating factors including the violation by the small business that does not pose an imminent health, safety or environmental threat	SUPPORT				

AB 913	Gray (D)	Construction - related accessibility claims: extremely high-frequency litigants	Would authorize a court to enter a prefilng order prohibiting an extremely high-frequency litigant from filing any new litigation in the courts without first obtaining leave of the presiding judge of the court where the litigation is proposed to be filed. The bill would require the clerk of the court to provide the Judicial Council with a copy of all prefilng orders, and would require the Judicial Council to maintain and annually disseminate a record of extremely high-frequency litigants.	SUPPORT					
AB 1127	Calderon (D)	Baby diaper changing stations	Would require new construction or renovation of a public building that is owned by a state or local agency, or a portion of a building that is owned by a state or local agency and includes at least one restroom that is open to the public, to provide on each floor level containing one or more restrooms that are accessible to the public at least one safe, sanitary and convenient baby diaper changing station. The bill would require each station to be maintained, repaired, and replaced as necessary to ensure safety and ease of use, and to be cleaned with the same frequency as the restroom in which it is located.	OPPOSE					
AB 1148	Steinorth (R )	Commercial property: disclosures: disability access	Current law requires the State Architect to establish a program for the voluntary certification by the state of any person who meets criteria as a Certified Access Specialist (CASp). Current law also requires a commercial property owner or lessor to state on every lease form or rental agreement executed on or after January 1, 2017, whether or not the premises have undergone inspection by a CASp. This bill would define commercial property for the purposes of that provision as property that is offered for sale or lease to persons operating, or intending to operate, a place of public accomodation or facility to which the general public is invited at those premises	SUPPORT					
AB 1239	Hoden (D)	Building standards: electric vehicle charging infrastructure	The California Building Standards Law requires the Department of Housing and Community Development to propose mandatory building standards for the installation of future electrctic vehicle charging infrastructure for parking spaces in multifamily dwellings. That law also requires the department of California Building Standards Commission to use specified provisions of the California Green Building Standards Code as a starting point for those mandatory building standards.	OPPOSE					
AB 1289	Arambula (D)	Real property disclosure requirements	Current law authorizes an open listing to contain an agreement by the owner to pay the listing agent compensation in any amount, at any time, and for any services, other than selling the property or procuring or finding a buyer, as the agreement may specify. This bill would delete those provisions relating to an open listing and would revise and recast those provisions to make definitions in the Real Estate Law applicable to these provisions	SUPPORT					
AB 1506	Bloom (D)	Rent Control	The Costa -Hawkins Rental Housing Act prescribes statewide limits on the application of local rent control with regard to certain properties. This bill would repeal that act.	OPPOSE					

AB 1515	Daly (D)	Planning and zoning: housing	Would specify that a housing development project or emergency shelter is deemed consistent with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is sufficient evidence that would lead to a reasonable person to conclude that the housing development project or emergency shelter is consistent.	SUPPORT					
AB 1569	Caballero (D)	Disability rights: reasonable accommodations: animals	Current law entitles individuals with disabilities to full and equal access to all housing accommodations offered for rent, lease or compensation in this state and prohibits refusal to make reasonable accommodations for an individual with a disability. This bill, if a prospective or current tenant requests a disability-related reasonable accommodation to keep an animal on the real property and the disability is not readily apparent or the disability-related need for an animal is not apparent, would authorize a person renting, leasing, or otherwise providing real property for compensation to request that a prospective or current tenant provide reliable verification of the disability and the disability-related need for the animal.	SUPPORT					
AB 1667	Friedman (D)	Landscape water meters	Would require an urban water supplier to install dedicated landscape water meters on commercial, institutional, industrial, and multifamily service connections that are located in its service area on or before January 1, 2020, if the property has greater than 1,000 square feet of irrigated landscape, and on or before January 1, 2025, if the property has greater than 500, but less than 1,001 square feet of irrigated landscape.	OPPOSE					
SB 2	Atkins (D)	Building Homes and Jobs Act`	Would enact the Building Homes and Jobs Act. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225.	OPPOSE					
SB 71	Wiener (D)	Electricity: solar energy systems	Current regulations on building standards require certain residential and nonresidential buildings to have a solar zone on the roof of the building that is designated for solar electric or solar thermal systems and that meets certain specifications relating to minimum area, orientation, and shading among other things. This bill would require a solar electric or solar thermal system to be installed in the solar zone of those residential and nonresidential buildings on which construction commences on or after January 1, 2018, during that construction.	NEUTRAL					
SB 224	Jackson (D)	California Environmental Quality Act: baseline conditions	Would prohibit the lead agency, in determining the baseline physical conditions by which a lead agency determines whether a project has a significant effect on the environment, from considering the effects of certain actions on the environment.	OPPOSE					

SB 555	Morrell (R )	Regulations: 5-year review and report	Would require a state agency to review and report on regulations that it adopts or amends on or after January 1, 2018, 5 years after adoption. The bill would require that the review and report include 10 specified factors, including a summary of the written criticisms of the regulation received by the state agency within the immediately preceding 5 years and the estimated economic, small business, and consumer impact of the regulation. The bill would require the Office of Administrative Law to make the review and report available on the office's Internet web site.	SUPPORT				
SB 584	De Leon (D)	California Renewables Portfolio Standard Program	The California Renewables Portfolio Standard Program additionally requires each local publicly owned electric utility, as defined, to procure a minimum quantity of electricity products from eligible renewable energy resources. The Legislature has separately declared that its intent in implementing the 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 those legislative findings and declarations to state that the goal of the program is to achieve that 50% target by December 31, 2025, and for all electricity sold at retail to be generated by eligible renewable energy resources by December 31, 2045.	OPPOSE				
SB 600	Galgiani (D)	Sales and use taxes	Would declare the intent of the Legislature to enact legislation that would improve the state's sales and use tax incentives to promote a stronger California economy by securing a greater share of the high-paying, high-skilled jobs in manufacturing and research and development.	SUPPORT				
<b>ACTION ITEMS - Discussion</b>								
AB 5	Gonzalez Fletcher (D)	Employers: Opportunity to Work Act	Would create the Opportunity to Work Act. The bill would require an employer with 10 or more employees to offer additional hours of work to an existing nonexempt employee before hiring an additional employee or subcontractor, except as specified, would require an employer to post a notice of employee rights and would require the employer to maintain certain documentation. The bill would authorize an employee to file a complaint for violation of these provisions with the division and to, in the alternative, bring a civil action for remedies under this act.	OPPOSE				
AB 378	Garcia, Cristina	California Global Warming Solutions Act of 2006	Would require the State Air Resource Board to consider and account for the social costs of emissions and greenhouse gases when adopting those rules and regulations. The bill would authorize the state board to adopt or subsequently revise new regulations that establish a market -based compliance mechanism, applicable from January 1, 2021 to December 31, 2030, to complement direct emissions reduction measures in ensuring that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030.	OPPOSE				

AB 943	Santiago (D)	Land use regulations: local initiatives: voter approval	This bill, in case of an ordinance that would curb, delay or deter growth or development within a city, require 2/3 of the votes in of the vote to become effective. The bill would declare that it addresses a matter of statewide concern.	SUPPORT	3/15/2017				
SB 231	Hertzberg (D)	Local government: fees and charges	Articles XIIC and XIID of the California Constitution generally require that assessments, fees and charges be submitted to property owners for approval or rejection after the provision of written notice and the holding of a public hearing. Current law, the Proposition 218 Omnibus Implementation Act, prescribes specific procedures and parameters for local jurisdictions to comply with Articles XIIC and XIID. This bill would define the term "sewer" for these purposes. The bill would also make findings and declarations relating to the definition of the term "sewer" for these purposes.	OPPOSE	3/15/2017				
SB 564	McGuire (D)	Joint powers authorities: Water Bill Savings Act	Would enact the Water Bill Savings Act, which would authorize a joint powers authority to provide funding for a customer of a local agency or its publicly owned utility to acquire, install, or repair a water efficiency improvement on the customer's property served by the local agency or its utility. The bill would require the customer to repay the authority through an efficiency charge on the customer's water bill to be established and collected by the local agency or its publicly owned utility on behalf of the authority pursuant to a servicing agreement.	SUPPORT					
SB 640	Hertzberg (D)	Taxation	Would state that the intent of the bill is to make 3 changes to taxation within the state, including broadening the tax base by imposing a modest sales tax on services. This bill would also establish the Retail Sales Tax on Services in the State Treasury and state the intent of the Legislature that moneys in the fund would be appropriated to, among other purposes, provide tax relief to middle and low income Californians to offset the effect of a sales tax on services.	OPPOSE					
<b>RADAR - Monitor</b>									
AB 199	Chu (D)	Prevailing Wage for Private Residential Projects	Would require private residential projects built on private property that are built pursuant to an agreement with the state or a political subdivision to meet the requirements for projects that defined as "public works," thus expanding the types of projects that must meet these requirements. By expanding the definition of a crime, this bill would impose a state-mandated local program.						
AB 1379	Thurmond (D)	Certified access specialist program	Current law requires the State Architect to establish and publicize a program for voluntary certification by the state of any person who meets specified criteria as a certified access specialist. This bill would make non-substantive changes to this provision						

SB 49	De Leon (D)	California Environmental, Public Health and Workers Defense Act of 2017	The Porter-Cologne Water Quality Act regulates the discharge of pollutants into the waters of the state. The California Safe Drinking Water Act establishes standards for drinking water and regulates drinking water systems. The California Endangered Species Act requires the Fish and Game Commission to establish a list of endangered species and a list of threatened species and generally prohibits the taking of those species. The Protect California Air Act of 2003 prohibits air quality management districts and air pollution control districts from amending or revising their new source review rules or regulations to be less stringent than those rules or regulations that existed on December 30, 2002. This bill would prohibit state or local agencies from amending or revising rules and regulations implementing the above state laws to be less stringent than the baseline federal standards, as defined.					
SB 150	Allen (D)	Regional transportation plans	Current law requires metropolitan planning organizations to adopt a sustainable communities strategy or alternative planning strategy, subject to specified requirements, as part of a regional transportation plan, which is to be designed to achieve certain targets for 2020 and 2035 established by the State Air Resources Board for the reduction of greenhouse gas emissions from automobiles and light trucks in the region. This bill would require the state board to update the greenhouse gas emission reduction targets, as specified.					
SB 242	Skinner (D)	Property Assessed Clean Energy program: program administrator	Would require a program administrator that administers a PACE program on behalf of a public agency to comply with certain requirements when approving an assessment contract for the installation of an eligible measure, as well as the administration of that contract, including requiring the contract to comply with specified criteria and requirements. The bill would require a program administrator to obtain a sworn statement, signed under penalty of perjury, containing specified financial information from a property owner and to underwrite an assessment contract, and would prohibit a program administrator from approving an assessment contract if it determines that the property owner is unlikely to be able to make payments on that contract.					
SB 356	Skinner (D)	Energy data transparency	Would require the PUC and the State Energy Resources Conservation and Development Commission (Energy Commission) by June 1, 2018, to jointly make available electronically to the public certain information, including, among other things, pricing data for electricity, on a single Internet Web page. The bill would require a load-serving entity to provide pricing data electronically to either the PUC or Energy Commission within 3 months after a change in rates.					
<b>Legend:</b>								
TL	Template Letter							
LO	Legislator Outreach							
MM	Membership Mobilization							
CE	Coalition Engagement							











