

# 2019 NEW LAWS

## NUMEROUS CALIFORNIA LAWS TAKE EFFECT IN 2019

Below is a partial list of new laws passed by the California Legislature that may affect REALTORS® in 2019. Please click on the links below for full text of the laws. For a full list of the new laws, please go to <https://www.car.org/en/riskmanagement/qa/New-Laws/2019-New-Laws> or <http://leginfo.legislature.ca.gov/> for details.

TOPIC	DESCRIPTION
<b>Building Permits:</b>	Expiration period extended - <a href="#">AB 2913</a> Issuance when original permit does not exist - <a href="#">SB 1226</a>
<b>Civil Liability:</b>	Liability of real estate agents for sexual harassment expanded - <a href="#">SB 224</a>
<b>HOA:</b>	Financial review on a monthly basis and other anti-fraud precautions - <a href="#">AB 2912</a>
<b>Consumer Protection:</b>	Data Privacy - <a href="#">AB 375</a>   <a href="#">SB 1121</a>
<b>Deeds:</b>	Revocable Transfer on Death Deed – FAQ Not Required to be Recorded - <a href="#">AB 1739</a>
<b>Energy Efficiency:</b>	100% electricity from renewables by 2046 - <a href="#">SB 100</a>
<b>Financial Disclosures:</b>	Foreign language translations for loan modifications - <a href="#">SB 1201</a>
<b>Fair Housing:</b>	Public agencies must administer programs to affirmatively further fair housing - <a href="#">AB 686</a>
<b>Home Inspectors:</b>	Irrigation system - <a href="#">AB 2371</a>
<b>HBOR:</b>	Permanently restores the pre-2018 version - <a href="#">SB 818</a>
<b>Insurance:</b>	Fires and other natural disasters   Eight new laws to strengthen the rights of homeowners: <a href="#">SB 824</a>   <a href="#">SB 894</a>   <a href="#">SB 917</a>   <a href="#">AB 1772</a>   <a href="#">AB 1800</a>   <a href="#">AB 2594</a>   <a href="#">SB 30</a>   <a href="#">AB 1875</a>
<b>Landlord Tenant:</b>	Commercial Property Abandonment - <a href="#">AB 2847</a> Commercial Property - Disposal of Tenant's Personal Property - <a href="#">AB 2173</a> Electric Vehicle Charging Stations - <a href="#">AB 1796</a> Evictions – Three Days' Notice Excludes Holidays and Weekends - <a href="#">AB 2343</a> Inspection of Decks, Balconies, Stairways and Walkways - <a href="#">SB 721</a> Law enforcement and emergency assistance - <a href="#">AB 2413</a> Price gouging and eviction during a declared emergency - <a href="#">AB 1919</a> Rent – Requires landlord to accept rent from third parties - <a href="#">AB 2219</a> Service Member Protections - <a href="#">AB 3212</a>
<b>Licensing:</b>	Applicant for a Real Estate license cannot be required to disclose citizenship or immigration status - <a href="#">SB 695</a>
<b>PACE Liens:</b>	Work cannot be commenced without loan approval under the PACE program - <a href="#">SB 1087</a> Reasonable ability to pay must be verified prior to signing PACE contract - <a href="#">AB 2063</a> Wildfire safety improvements can be financed by PACE liens - <a href="#">SB 465</a>
<b>Pest Reports:</b>	Certification and warranty - <a href="#">SB 1481</a>
<b>Property Tax:</b>	Transmission of information and records electronically - <a href="#">AB 2425</a>
<b>Recording Fees:</b>	Exemption for Government Entities for Affordable Housing Recording Fee - <a href="#">AB 110</a>
<b>Sexual Harrassment:</b>	Liability for real estate agents expanded - <a href="#">SB 224</a>
<b>Tax:</b>	Parcel Tax Exemption Notification for Senior and Disabled Property Owners - <a href="#">AB 2458</a> Rain Water Capture System Excluded from “New Construction” for Property Tax Purposes - <a href="#">SB 558</a>
<b>Water Use:</b>	Establishes Statewide Water Efficiency Goals - <a href="#">AB 1668</a>   <a href="#">SB 606</a>



**CHICAGO TITLE**

Source: California Association of Realtors®