

GAD Report May

Local Update

Last month Stockton held a Legislative Committee meeting on rent control / tenants rights. LAR joined the Northern California Apartment Owners Association in participating in the discussion and opposing the concept. This was an introductory meeting for the committee consisting of Jason Lee, Mario Enriquez, and Michael Blower. They asked staff questions and asked for it to be brought back for further discussion. We will continue to monitor and lobby on this issue and stay in close coordination with our allied organizations.

State Update

SB 1320 (Archuleta) – Protecting Consumers from Misuse of UCC Filings on Homes – SPONSOR

SB 1320 (Archuleta), sponsored by C.A.R., seeks to protect California homeowners by prohibiting solar and other home improvement creditors from placing UCC-1 fixture filings on owner-occupied residential properties. These filings, often tied to financing for upgrades like solar panels or HVAC systems, can surface late in home sales or refinancing and delay or block transactions because they may not appear in early title searches. The bill responds to concerns that these filings are being misused in ways that circumvent existing mortgage and foreclosure protections, leaving homeowners vulnerable.

Status: In Committee

AB 2553 (Petrie-Norris) – Extended Probation for Real Estate Fraud – SPONSOR

The California Association of REALTORS® (C.A.R.) is SPONSORING AB 2553 (Petrie-Norris) will extend the probationary period for real estate fraud convictions. Under current law many victims do not recover the full restitution they are owed because offenders complete their probation before repaying their victims. C.A.R. is SPONSORING this measure to help ensure that victims receive full restitution and that the law act as a true deterrent against those who prey on California homebuyers, homeowners, and families.

Status: In committee: Hearing postponed by committee.

AB 1850 (Irwin) – Licensing of Wholesalers of Real Estate Contracts – SPONSOR

C.A.R. is SPONSORING AB 1850 (Irwin) to require the licensing of those who sell residential real estate contracts “wholesale” to investors. C.A.R. is SPONSORING this bill to prevent predatory operators from exploiting vulnerable, often seniors or distressed, homeowners. Licensing would close a dangerous loophole in the law and establish strong consumer protections governing residential real estate purchase contracts that are assigned to third party investors for profit.

Status: Assembly Appropriations

SB 1238 (Wahab) – HOA Transparency – SPONSOR

C.A.R. is SPONSORING SB 1238 (Wahab) to require HOA managers to provide a disclosure to homeowners and prospective buyers that includes specific, material information about the property that could affect a property’s value.

C.A.R. is SPONSORING SB 1238 to provide additional consumer protection by giving homeowners and prospective buyers the information they need to make informed decisions.

The goal of the bill is to protect homeowners, preserve property values, and help ensure that homes in HOAs can be financed using conventional loans.

Status: In the Senate Judiciary as of 4/15/2026