

AACSC was very involved influencing the outcome of every landlord and tenant bill that the California Legislature considered this past year. The following description of bills should assist members:

- To understand the terms of the new laws.
- The position of the Association.
- The effective date.
- How to comply with the new law.

2012 BILLS SIGNED INTO LAW BY GOVERNOR BROWN

Electronic Deposits and Abandoned Property Bills

SB 1055 (Lieu) Rent and Security Deposit Payment Methods

Description: Existing law provides that a landlord or a landlord's agent may not demand or require cash as the exclusive form of payment of rent or deposit of security, except as specified. This bill would provide that, except as specified, a landlord or landlord's agent shall allow a tenant to pay rent and deposit of security by at least one form of payment that is neither cash nor electronic funds transfer.

Association's Position: As introduced we were "Opposed unless amended". Subsequently, our amendments were taken, at which point our position changed to "Watch".

Result: Bill signed into law with our amendments. Effective: January 1, 2013.

Impact of Our Lobbying Efforts: We opposed the bill as introduced because it did not specifically allow us to pursue an unlawful detainer action for non payment of rent if there was insufficient funds in the tenants bank account. The subsequent amendments we offered and which were later adopted, made clear that landlords and managers could still evict a tenant for the failure to pay rent, even if the rent was paid via electronic funds transfer.

How to Comply: A landlord or manager may offer, but not require, the payment of rent or the security deposit via electronic funds transfer (EFT). Special note: insufficient funds constitute a default.

AB 1679 (Bonilla) Returning the Lawful and Remaining Security Deposit

Description: The bill permits the landlord (or manager) and the tenant to mutually agree to have the security deposit returned to the former tenant by electronic funds transfer and to have the statement that itemizes the deductions along with the copies of the documents verifying the deductions to be sent to the tenant by electronic means.

Association's Position: Favor

Result: Signed into Law. Effective: January 1, 2013.

Impact of Lobbying Efforts: We made sure that landlords would not be compelled to account for the security deposit by electronic means. This was particularly important for landlords and managers that do not want to electronically transmit statements to former tenants.

How to Comply: If a landlord or manager chooses to account for the security deposit and itemized statement transmitted to the tenant by electronic means, a written contract must be offered to the tenant extending the opportunity to the tenant of the right to contract to electronically return to the tenant the lawful and remaining security deposit and accounting statement. A tenant may voluntarily agree to the transmittal. If the transmittal is made, documentation must be part of the tenants file. A separate bank account should be considered for these types of transactions in order to maintain security.

AB 2521 (Blumenfeld) Abandoned Property and New Notice Requirements

Description: The bill addresses problems associated with property left behind when a tenant vacates a dwelling. Under current law and practice, when the property of a former tenant is abandoned, both landlords and tenants are burdened with additional labor and costs.

AB 2521 changes existing law in the following ways: 1) it expands notice requirements prior to lease termination, requiring written notice to all tenants explaining the process used to deal with abandoned property; 2) it allows landlords to discard all abandoned property valued at under \$700 if unclaimed after 15 days provided landlords and managers comply with existing legal notice requirements, and; 3) it allows former tenants who have vacated a unit to claim property

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left in a dwelling within two days of vacating the unit at no cost, but only if the property physically remained in the vacated dwelling.

Association's Position: Support.

Result: Signed into law. Effective: January 1, 2013.

Impact of Lobbying Efforts: The last time the Legislature addressed the abandoned property monetary limit was 1982. At the time, the law required all property valued at \$300 or more to be advertised in newspaper and auctioned off if unclaimed by the tenant. Property valued at less than \$300, however, was allowed to be itemized and discarded after providing notice to the tenant of the presence of the abandoned property if unclaimed within 15 days.

The auction and advertising process has come to be burdensome and expensive.

The solution, which CalPCG brought to the attention of Assembly Member Blumenfield, was to limit the cost to landlords by increasing the value of abandoned property that could be discarded without auction and advertising from property valued under \$300 to under \$700. We also successfully proposed a modest change to the notice requirement, which requires landlords to inform tenants about the process for dealing with abandoned property and that the tenants should remove their property during the time they are vacating the unit. The overall effect should be a sharp reduction in landlord costs associated with dealing with tenants who abandon property.

Result: Signed into law. Effective: January 1, 2013.

How To Comply:

1. *Abandoned Property Notice Requirement.* At the time of a 30 or 60-day notice to terminate and at the 14-day notice to inspect the property prior to when a tenant is to vacate his or her unit, the landlord or manager must include the following language in those notices as

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follows:

- "State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property with out incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out."

- *Abandoned Property Process*. For all abandoned property valued at \$700 or more, a landlord must do the following (existing law is not changed):

1. Itemize and describe the property in written form.
2. Send notice to the tenant containing the itemized list.
3. Allow 15 days for the tenant to claim the property.
4. Landlords may require tenants to pay storage fees prior to releasing the property.
5. If unclaimed, landlord must sell the property at a public auction.
6. Prior to auctioning, the landlord must advertise the auction and describe the property to be sold in a manner reasonably adequate to permit the owner of the property to identify it.
7. After deduction of the costs of storage, advertising, and sale, any balance of the proceeds of the sale, which is not claimed by the former tenant, shall be paid into the treasury of the county in which the sale took place not later than 30 days after the date of sale.

For all property valued at less than \$700, landlords are only required to follow steps a) through d). If unclaimed, the landlord may keep the property for him or herself, or dispose of the property.

8. *Two-Day Grace Period*. Tenants may reclaim abandoned property free of storage fees if claimed within 48 hours of vacating a property ONLY if the property remains in the dwelling.

Mandatory Retrofit Requirements

SB 1394 (Lowenthal) Smoke Detectors-Retrofit Requirements

Description: Over 20 years ago, the legislature passed a retrofit bill requiring all property owners to install one smoke alarm in single and multi-family dwellings. Now, under SB 1394, all rental property owners are required to add smoke alarms (formerly referred to as "smoke detectors) if the dwelling was built prior to 1994 or was not upgraded to include a detector in each bedroom, and to upgrade any existing permanently inoperable devices to tamper-proof alarms with a ten year battery life.

Association's Position: Opposed unless amended.

Result: Bill signed into law with our amendments. Effective: January 1, 2016.

Impact of Lobbying Efforts: We successfully obtained the following amendments to the bill: 1) a delayed implementation date (January 1, 2016); 2) operable or AC powered detectors will not have to be replaced; 3) tenants will be responsible for informing the landlord or manager that the detector is inoperable; 4) device manufacturers must include installation instructions in every device, thereby limiting liability of the landlord or manager; and 5) the State Fire Marshal is to determine the devices that are to be sold in the state that complies with the new law.

How to Comply: Smoke detectors are to be installed in each bedroom on or before January 1, 2016. When installing the detectors before this date, the landlord or manager should:

1. Determine if each rental unit has smoke detectors in each bedroom and the type of detectors (AC vs. battery powered). Where devices exist note its existence, the manufacturer, and location of each detector in the rental unit file. For units without detectors in each bedroom, decide when compliance with the new law will be undertaken (must be before January 1, 2016), and note it in the rental unit file.
2. Install the detectors on a specified schedule and note that schedule in the file of each rental unit. In the file, also note the date the detector was installed, location in the dwelling, and the serial number.
3. Note that all existing devices are operable and located in compliance with the new state law at time of the new hiring and when installing new devices.
4. Note that new smoke alarms purchased must comply with the new law and shall be approved by the State Fire Marshal in order for the alarms to be sold in the state. The new devices must be tamper proof, and contain both a hush button feature and a 10-year battery life (AC powered smoke detectors and operable battery devices are not required to be replaced).

Keep in mind the following: 1) smoke alarms connected to a panel or connected to a wireless communication signal are exempt from the new law; 2) the law does not apply to installing or replacing smoke detectors in common stairwells; and 3) because certain cities have adopted more restrictive smoke detector ordinances, landlords and managers are advised to comply with most of these laws in addition to the new requirements.

SB 1229 (Pavley) Pet Requirements: Declawing and Debarking

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Description: Existing law regulates the terms and conditions of residential tenancies and governs the obligations of tenants and landlords under a lease or tenancy. This bill would prohibit a landlord, who allows a tenant to have an animal on the premises, from advertising or establishing rental policies in a manner that requires a tenant or a potential tenant with an animal to have that animal declawed or de-vocalized as a condition of occupancy. The bill would authorize specified law enforcement prosecutorial entities to seek declaratory or injunctive relief for a violation of these prohibitions. The bill would impose a civil penalty, not to exceed \$1,000, for each violation of these provisions, to be paid to the law enforcement prosecutorial entity that brings the action

Association's Position: Watch.

Result: Signed into law. Effective: January 1, 2013.

How to Comply: Landlords cannot advertise or require the de-vocalization or declawing of an animal as a condition of tenancy. As a consequence, landlords may decide to prohibit pets from occupying rental units. If pets constitute a nuisance pursuant to contract and law, landlords will continue to have legal recourse.

Pre- and Post-Foreclosure Tenant Protections

SB 1191 (Simitian) Mandatory Notice to Prospective Tenants of Pending Foreclosure

Description: The bill only applies to owners of single-family and one-to-four unit rental properties who fail to give notice to prospective tenants that the owner received a notice of default (NOD) on their mortgage. Failure to provide this notice gives the prospective tenant who becomes a tenant the right to void the lease at any time. Should the tenant void the lease, the tenant may collect one month's free rent or twice the actual damages, whichever is greater. A tenant who chooses not to void the lease has an absolute right to collect one month's free rent.

Association's Position: Opposed unless amended.

Result: Signed into law with some but not all requested amendments. Effective: January 1, 2013.

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Impact of Lobbying Efforts: The policy to require landlords to disclose to prospective tenants that they have received an NOD had both democratic and republican support. CalPCG therefore focused its efforts to address the unreasonably harsh consequences of the bill on small rental property owners in default.

Unfortunately, our request to add a cure provision, which would have allowed owners to cure their mortgage defaults without having to suffer the harsh consequences contained in the bill, was denied. However, two other significant amendments were achieved. First, the author added a December 31, 2018 sunset provision. The severe penalties will therefore only be felt for a limited period of time. Second, the bill originally gave tenants an absolute right to demand two months' free rent from the landlord if notice was not provided. The author agreed to an amendment to reduce the remedy to one month's rent.

How to Comply: The terms of the bill will ONLY apply to landlords who are in default of their mortgage starting January 1, 2013. Until January 1, 2018, every landlord who offers for rent a single-family dwelling, or a multifamily dwelling not exceeding 4 units, and who has received a notice of default that has not been rescinded with respect to a mortgage or deed of trust secured by that property, will be required to disclose the notice of default in writing to any prospective tenant prior to executing a lease agreement for the property.

AB 2610 (Skinner) Tenant Protections Post-Foreclosure

Description: The bill, part of the Attorney General's "Homeowner Bill of Rights," extends current tenant protections established under federal law until December 2019. Protections include the requirement that successors in interest to foreclosed properties honor existing leases until the end of the lease term. For month-to-month tenancies, periodic tenancies, and owner move-in's, successor owners must give the tenant 90 days to move out.

Association's Position: Initially, our position was "Opposed unless amended." The bill was later amended during Legislative deliberations, at which point our position changed to "Watch."

Result: Bill amended; signed into law. Effective: March 1, 2013.

Impact of Lobbying Efforts: The bill as introduced contained no sunset provision and applied to all tenancies whether or not they were bona fide tenancies. Thus, any tenant would have

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been protected by the terms of the bill. Under this version of the bill, tenants paying nominal rent could have remained in the dwelling for months or years. CalPCG worked with the author to add a sunset clause, and to limit the tenant protections to those tenancies that are "bona fide." A bona fide tenancy meets the following conditions: (1) the lease was not the result of an arms' length transaction, and (2) the lease requires the receipt of rent that is substantially less than fair market rent for the property, except when rent is reduced or subsidized due to a federal, state, or local subsidy or law.

How to Comply: Successor owners of foreclosed properties must follow the rules as stated above. The law is not significantly different than current law.

SB 825 (Corbett) Post Foreclosure Notice to Quit

Description: Existing law, until January 1, 2013, requires that any notice to quit regarding a rental unit served within one year after a foreclosure sale include a separate cover sheet that contains an additional notice to renters. Existing law sets forth the content of this notice, which provides the tenant with specified information regarding tenants' rights. Existing law provides that, under certain circumstances, the cover sheet need not be served, as specified. The bill would extend the operation of these provisions until December 31, 2019.

Association's Position: Watch.

Result: Signed into law. Effective: January 1, 2013.

Impact of Lobbying Efforts: We closely monitored the bill. It simply extends a sunset date.

How to Comply: Any notice to quit that is served within one-year of a foreclosure sale must include a notice to the tenants advising them of specified rights and responsibilities of the new owner (tenants in non rent controlled communities have a 90- day to quit in lieu of a 30 or 60-day notice to quit, and fixed-term leases must be honored by the new landlord).

AB 1953 (Ammiano) Post-Foreclosure Notice of New Ownership Must be Made Promptly

Description: Current law requires successor owners and managers of rental property to notify

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current tenants of the name, telephone number and address of the person or entity to which rental payments shall be made within 15 days of change in ownership or management. The bill prohibits a successor owner or manager from evicting a tenant for nonpayment of rent that accrued during the period of noncompliance by a successor owner or manager with the above-described information requirements. Tenants, however, are not relieved of any liability for unpaid rent.

Association's Position: Opposed unless amended.

Result: The bill was signed into law with our amendments. Effective: January 1, 2013.

Impact of Lobbying Efforts: Originally, the bill penalized new owners who failed to give tenants notice of their contact information in a timely fashion by allowing the tenant to have free rent during the period of noncompliance. CalPCG successfully opposed this free rent provision, and worked to change the harsh consequences of minimal delays in providing notice. In the end, the bill was amended to hold tenants liable for all unpaid rent.

How to Comply: Successor owners and managers of foreclosed properties must notify existing tenants of the change in ownership and where to send rent payments within 15 days of taking over the property. Landlords and managers who follow this practice will avoid the penalties associated with the changes in the law.

New owners may not evict existing tenants for nonpayment of rent that accrued during the period of noncompliance by a successor owner or manager unless the notice of change of ownership or management has been served upon the tenant in a timely fashion per the rules above.

Tenants are still liable for the rent owed; they just can't be evicted for not paying it during the time the landlord or manager has not served notice of a change in ownership or management companies. If a tenant continues not to pay the rent that accrued even after the new owner has given notice, it is likely that the new owner will have to sue to collect it.

Unlawful Detainers

AB 1865 (Alejo) Unlawful Detainer Notice to Include Additional Lawyer Referral Services

Description: Existing law requires the clerk to mail a specified notice upon the filing of an unlawful detainer action to each defendant named in the action and requires the notice to contain the name and telephone number of the county bar association as well as other legal services organizations that provide service to low-income persons. This bill would require that the notice described above contain, as an alternative to the county bar association, the name and telephone number of any lawyer referral service certified by the State Bar Association and maintains a panel of attorneys qualified to practice landlord-tenant law.

Association's Position: Initially, we were "Opposed unless amended." We successfully proposed amendments to the author, which were taken. As a result of the inclusion of our amendments to the bill, we removed our opposition and adopted a "Watch" position.

Result: Amended; signed into law. Effective: January 1, 2013.

Impact of Lobbying Efforts: Initially, the bill required the clerk's notice to contain, as an alternative to the county bar association, the name of "any nonprofit bar association within the county that is duly authorized by the State Bar as a lawyer referral provider."

CalPCG met with the author to discuss potential problems with the way the bill was drafted. In particular, the bill would have allowed clerks to list the name and phone number of a nonprofit with no ties to experienced attorneys in the area of unlawful detainer (UD) law. Thus, an attorney with little or no understanding of the way the UD process works could be referred, leading to undue and unjustified delays in a process that is supposed to be expeditious.

The author agreed, and amended the bill to require the clerk's notice to contain the "name and telephone number of any entity that requests inclusion on the notice and demonstrates to the satisfaction of the court that it has been certified by the State Bar as a lawyer referral service and maintains a panel of attorneys qualified in the practice of landlord-tenant law pursuant to the minimum standards for a lawyer referral service established by the State Bar and Section 6155 of the Business and Professions Code."

How to Comply: As signed into law, the bill does not require action on the part of a rental

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property owner or landlord. The court is to revise its UD notice at the request of any entity that demonstrates to the court that the State Bar has certified it as a lawyer referral service.

AB 1925 (Ma) Compensation for Temporarily Displaced Tenants; Rent Control

Description: This bill applies to any city, county, or city and county that has rent control. It would limit levels of compensation for the temporary displacement of a tenant house hold for less than 20 days to temporary housing and living expenses of \$275 per day per tenant household, and actual moving expenses, as specified. (This applies to San Francisco.)

Association's Position: Watch.

Result: Signed into law. Effective: January 1, 2013.

Impact of Lobbying Efforts: Initially, the bill was designed to regulate all rent communities with respect to the compensation landlords must pay to tenants when they are temporarily displaced. CalPCG met with the author and explained that all rent control communities deal with compensation for temporary displacement differently. We explained that it would be improper to set one standard for all communities. The author agreed, and amended the bill to address displacement compensation in San Francisco only.

AB 2114 (Smyth) Swimming Pool Safety Act Changes

Description: Current law generally requires, whenever a building permit is issued for the construction of a new swimming pool or spa, the pool or spa to be equipped with specified safety features, including that the swimming pool or spa have at least 2 circulation drains per pump that are hydraulically balanced, and symmetrically plumbed through one or more "T" fittings, and that are separated by a distance of at least 3 feet in any dimension between the drains. The law also requires a public wading pool to have at least 2 circulation drains per pump, as specified, that are separated by a distance of at least 3 feet in any dimension between the drains. This bill would instead, require a swimming pool, spa, or public wading pool that is subject to the above safety provisions to have at least 2 circulation suction outlets, as defined, per pump, and be separated by a distance of at least 3 feet in any dimension between the suction outlets, or be designed to use alternatives to suction outlets, including, but not limited to, skimmers or perimeter overflow systems to conduct water to the recirculation pump. The bill would also require the circulation system to have the capacity to provide a complete turnover of pool water, as specified.

Association's Position: Watch.

Result: Signed into law. Effective: January 1, 2013,

How to Comply: All residential and commercial swimming pools, spas, and wading pools are required to be retrofitted with new circulation equipment. Landlords and managers should contact professionals in the swimming pool industry as soon as possible and request a compliance assessment. Competitive bidding will help determine the best course to follow. Retain all bids and in particular, recommendations for compliance. Bottom line: hire a swimming pool professional for assessment and recommendation, retain all of the recommendations, require the assessment to be in writing, and then retrofit the pool, spa or wading pool.

AB 2314 (Carter) Maintenance of Vacant Foreclosed Residential Property

Description: Existing state law requires, until January 1, 2013 owners to maintain vacant residential property purchased or acquired at a foreclosure sale. The same law authorizes a governmental entity to impose civil fines and penalties for failure to maintain that property of up to \$1,000 per day for a violation subject to that local government giving notice of the claimed violation and providing the owner an opportunity to correct the violation at least 14 days prior to imposing the fine and penalty. Owners may request a hearing if they want to contest the validity of the fines and penalties. This bill would delete the "sunset clause" of January 1, 2013 and make these provisions in law operate indefinitely.

Association's Position: Watch.

Result: Signed into law. Effective: January 1, 2013.

How to Comply: The law primarily targets lenders who foreclose on property. However, there are thousands of examples of new owners failing to maintain property purchased in foreclosure. Owners should be aware of local government policies, practices and requirements relating to maintaining property, particularly foreclosed property. Owners should also develop and then execute a plan to maintain the property. All plans and maintenance practices should be documented. Lack of knowledge regarding this law does not constitute a defense in court and

does not mitigate a civil fine or penalty.

SB 1186 (Steinberg) New Disability Access (ADA) Regulations

Description: The following constitutes the most important aspects of SB 1186:

1. Prohibits attorneys from the pre-litigation tactic of demanding money or discussing potential liability amounts.
2. Requires pre-litigation "demand letters" to state facts sufficient to allow a reasonable person to identify the basis of the claim, and to contain the attorney's bar number.
3. Requires attorneys to submit copies of any demand letters they lodge against a defendant to the State Bar and to the California Commission on Disability Access (Commission).
4. Complaints must state sufficient facts, and must be verified by the plaintiff. A copy of the complaint must also be sent to the Commission.
5. Provides for attorney discipline for violating any of the above.
6. Expands list of those defendants who may request a stay of (legal) proceedings and early evaluation to, among others, those that fit the definition of "small business" (defined as having 25 or fewer employees and no more than \$3.5 million in gross receipts).
7. Allows either party to request a "mandatory evaluation" conducted by the court to assist in resolving the case at an early stage.
8. Allows the court, in assessing liability in any action alleging multiple claims for the same construction-related accessibility violation on different particular occasions, to consider the reasonableness of the plaintiff's conduct in light of the plaintiff's obligation, if any, to mitigate damages.
9. Reduces a defendant's minimum liability for statutory damages from \$4,000 to as low as \$1,000 if a violation is quickly remedied after being served a complaint and the defendant had previously hired a CASp inspector and attempted to meet applicable compliance standards.
10. The bill similarly reduces the minimum damage liability to \$2000 for any "small business" owner who corrects the alleged construction related accessibility violation within 30 days of being sued.
11. Requires a commercial property owner to state on a lease form or rental agreement executed on or after July 1, 2013, if the property being leased or rented has undergone inspection by a certified access specialist (CASp).
12. Imposes, on and after January 1, 2013, and until December 31, 2018, an additional state fee of \$1 on any applicant for a local business license or renewal thereof, for educating the business community concerning ADA compliance.

Association's Position: Support.

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Result: Signed into law. Effective: January 1, 2013.

How to Comply: For a full analysis see CalPCG's article entitled "New California Disability Access Law Signed: SB 1186."

In short, Landlords and commercial tenants are advised to do the following with respect to the new disability access laws: a) have an ADA assessment performed by a CASp inspector; b) working with a CASp or knowledgeable and qualified professional, determine where improvements must be made and then develop a schedule of improvements; c) if you hire a contractor to make modifications or changes to your building or property to comply with ADA laws, only retain contractors that can demonstrate having expertise in ADA laws; d) for all future lease agreements, make sure you comply with the new disclosure requirements; e) review all existing lease agreements with counsel to determine compliance with federal and state ADA access laws; f) maintain records of all ADA related assessments, evaluations and work performed, including tenant actions and modifications; and g) immediately retain qualified counsel if any legal action is initiated against you or one of your tenant(s).

AB 1964 (Yamada) Employment Discrimination

Description: Under existing employment discrimination law, discrimination is prohibited on the basis of race, religious creed, color, national origin, ancestry, physical and mental disability, medical condition, marital status, sex, age or sexual orientation. The law provides that "religious creed," religion, "religious observance," "religious belief," and "creed" include all aspects of religious belief, observance and practice.

This bill ADDS an individual's religious dress practice and religious grooming practice to the list of religious considerations on which a person may not be discriminated against in employment. This includes wearing or carrying religious clothing, head or face coverings, jewelry, and other forms of an individual's religious creed.

Additionally, the bill changes the term "mental retardation" to "intellectual disability."

Association's Position: Watch.

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Result: Bill signed into law. Effective: January 1, 2013.

How to Comply: Employers should review employment standards and practices to comport with the employment discrimination law relating to religious dress and grooming practices. Further, any reference of "mental retardation" must be replaced by the term "intellectual disability."

AB 1928 (Cook) Locating Foster Homes: Capacity

Description: As introduced, the bill would have permitted foster day care homes and small day care homes of 6 or fewer, to exclude biological and adoptive children, children in guardianship who reside in the home from the capacity limits.

Association's Position: As introduced, our position was "Opposed unless amended." When our amendments were inserted into the bill, we moved to a "Watch" position (the bill was amended to become a technical correction measure).

Result: Bill signed into law. Effective: January 1, 2013.

Impact of Our Lobbying Efforts: The objectionable provisions were deleted from the bill. The number of occupants in foster day care homes and small day care homes of 6 and fewer will not change due to our request of the author.

How to Comply: Landlords and managers who rent to foster day care homes and small day care homes will not have to accept an additional number of occupants as originally proposed. The new law clarifies that a specialized foster care home may exceed the two child limit and accept a third child if that child does not have special needs. Thus, land lords and managers who rent to specialized foster care homes should revise contracts accordingly.

REFLECTING ON 2012 LEGISLATION

- Every landlord and tenant bill that was sent to the Governor for his signature was signed into law.
- Governor Brown signed 876 bills in 2012, and is credited with vetoing the lowest number of bills among all Governors since 1967. He has also signed the most bills of any California

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Governor (12,744).

- There were over 90 landlord and tenant bills introduced in 2012.
- Less than 20% of the 90 bills were sent to the Governor for action.

WHAT CAN WE EXPECT IN 2013?

- As a result of both houses having a supermajority of Democrats, more bills will be introduced than ever.

- Many bill ideas will be "recycled" from previous years.
- Most every landlord and tenant bill will not favor landlords.
- Our industry must act as a cohesive and unified group to be successful.