



2017 New Laws

2017 New Laws Affecting REALTORS®

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This chart summarizes new laws passed by the California Legislature and the U.S. Congress that may affect REALTORS® in 2017. For the full text of a law, click onto the legislative number or go to <http://leginfo.legislature.ca.gov/> for California laws or <http://www.gpo.gov/fdsys/> for federal laws. A legislative bill may be referenced in more than one section.

Topic	Description
Advertising - Uniform Standards Effective 1/1/18	<p>Beginning January 1, 2018, all first point of contact solicitation materials must include:</p> <ol style="list-style-type: none">1) the name and number of the licensee and2) the responsible broker's "identity," meaning the name under which the broker is currently operating. <p>There is no longer an exception for advertisements in print or electronic media; or for new agents.</p> <p>The purpose of this law is to create uniform advertising standards across a variety of media.</p> <p>Current Law</p> <p>Current law states that an agent will include their own license number on first point of contact materials.</p> <p>New law</p> <p>Under the new law, effective in 2018, a licensee must disclose on all solicitation materials intended to create a professional relationship between the licensee and a prospective client:</p> <ul style="list-style-type: none">• Business cards• Stationery• Advertising flyers• Advertisements on television, in print, or electronic media• "For sale," "open house," lease, rent or directional signs when any licensee identification is present• Any other material designed to solicit the creation of a professional relationship between the licensee and a prospective client

Limited Exception

However, the new law retains an exception for “for sale,” rent, lease, “open house” and directional signs.

- 1) The responsible broker’s identity appears (which includes the broker’s name, but the broker is not required to include the license number)
- or
- 2) There is no licensee identification information at all.

This exception also applies to the general rule of disclosing a licensee’s status, such as broker, salesperson, or trainee.

The “responsible broker’s identity” is defined to mean the name under which the responsible broker is currently licensed.

Uniform Advertising Standards Purpose

The purpose of this law is to create uniform advertising standards across a variety of media and platforms.

The new rules also more closely align the requirements of team name and agent-owned DBA advertising.

Rent or Lease Signs

Previously the law excepted classified rental advertisements which recite only the telephone number.

[AB 1650](#) codified as Business and Professions Code §10140.6.

C.A.R. sponsored legislation. This law goes into effect on January 1, 2018.

Advertising Team Names

Effective 8/30/16

Effective August 30, 2016, on team name and agent-owned DBA advertising, only the responsible broker’s name is required.

This new law, which took effect on August 30, 2016, corrects a drafting error that required to list the responsible broker’s name and license number.

The new law, to correct that error, requires only the responsible broker’s name. The display of the license number is optional.

The responsible broker’s name means the name under which the responsible broker is currently licensed.

[SB 710](#) codified as Business and Professions Code §10159.7.

C.A.R. sponsored legislation. Effective August 30, 2016.

<p>Broker Associates</p> <p>Searchable Information Effective 1/1/18</p>	<p>Beginning January 1, 2018, CalBRE’s public licensee information, as provided on CalBRE’s website, will be made searchable by the public.</p> <p>Additionally, this law requires the responsible broker to immediately notify CalBRE in writing of any change in the licensee’s information.</p> <p>Currently, data on CalBRE’s website allows the public to verify licensing information pertaining to brokers and their associates.</p> <p>This law closes this deficiency by:</p> <ol style="list-style-type: none"> 1. Identifying who a broker-associate is contracted with (when not acting under his or her own name) 2. Making this information searchable by the public on the internet through CalBRE’s public website 3. Requiring the responsible broker to immediately notify CalBRE whenever a broker-associate changes information <p>Technically this law requires CalBRE to disclose on its web site whether a licensee is an “associate” or “broker acting as a salesperson.”</p> <p>AB 2330 codified as Business and Professions Code §§ 10083.2 and 10161.8. C.A.R. sponsored. This law goes into effect on January 1, 2018.</p>
<p>Climate Change</p> <p>Goal of 40% Reduction of GHGs Below 1990 Levels</p> <p>Effective 1/1/97</p>	<p>California aims to reduce greenhouse gas emissions to 40% below 1990 levels, but extend deadline to 2030.</p> <p>Currently, the California Global Warming Solutions Act of 2006 designates the State Air Resources Board to develop a plan to achieve the goal.</p> <p>This new law requires the state board to ensure that statewide greenhouse gas emissions are reduced by 40% below 1990 levels by 2030.</p> <p>Presently, the state board is required to prepare and approve a scoping plan for achieving the goal and to present an informational report on the reported emissions of greenhouse gases, criteria pollutants, and other air quality issues.</p> <p>The new law creates the Joint Legislative Committee on Climate Change Policies consisting of members from both the Assembly and the Senate.</p> <p>AB 197 and Senate Bill 32 codified as Government Code §§ 39510 and 39607; and Health and Safety Code § 43000. Effective January 1, 2017.</p>
<p>Common Interest</p>	<p>Requires the owner of a separate interest in a common interest development to annually provide the association with a copy of the owner’s most recent income tax return.</p>

<p>Developments -</p> <p>Owner to Provide Contact Information to HOA</p> <p>Effective 1/1/17</p>	<p>1. Requires an owner of a separate interest to, on an annual basis, provide written notice to</p> <ul style="list-style-type: none"> • The address or addresses to which notices from the association are to be delivered • An alternate or secondary address to which notices from the association are to be • The name and address of an owner's legal representative, if any, including any pe • Whether the separate interest is owner-occupied, is rented out, if the parcel is dev <p>2. Requires an association to solicit annual notices of each owner and, at least 30 days prior</p> <p>3. Specifies that if an owner fails to provide the information specified in the above provisio</p> <p>SB 918 codified Civil Code § 4041. Effective January 1, 2017.</p>
<p>Disciplinary Action Records</p> <p>Petition Process to Remove Disciplinary Action Records from Public Profile after 10 Years</p> <p>Effective 1/1/18</p>	<p>Beginning January 1, 2018, a licensee may petition CalBRE to remove a past disciplinary</p> <p>Current law requires that a discipline notice against a licensee's name in CalBRE's online data</p> <p>This new law creates a process by which a licensee, upon written request accompanied by a sp</p> <p>This law allows the licensee to present evidence of rehabilitation indicating that the notice is n</p> <p>AB 1807 codified as Business and Professions Code §10083.2. C.A.R. sponsored legislation. 7</p>
<p>Disclosures</p> <p>Death of Occupant Rule Clarified</p> <p>Effective 9/25/16</p>	<p>The existing law concerning disclosure of death of an occupant is clarified to say that the</p> <p>This law clarifies that an owner or his or her agent, or the selling agent are not required to disc</p> <p>Additionally, this law clarifies that no disclosure is required where an occupant of that propert</p> <p>AB 73 codified as Civil Code § 1710.2. Urgency law to take effect September 25, 2016.</p>
<p>Disclosures</p> <p>Liability Protections of Environmental</p>	<p>Liability protections for delivery of the Residential Environmental Hazards booklet exten</p>

<p>Hazards Booklet Extended to Landlords</p> <p>Effective 1/1/17</p>	<p>This law clarifies that the liability protections for delivery of the Residential Environmental Hazards Booklet now includes leases of more than one year. The delivery of this booklet is optional.</p> <p>The booklet is intended for “consumers” and is described as a “consumer information booklet.”</p> <p>AB 1750 codified as Civil Code § 2079.13.</p> <p>C.A.R. sponsored legislation. This law goes into effect on January 1, 2017.</p>
<p>Employment Family Leave</p> <p>Effective 1/1/18</p>	<p>Wage replacements under California’s Paid Family Leave program are increased from 55% to 60% of the employee’s salary.</p> <p>Currently, California's Paid Family Leave program provides employees with 55% of their wage replacement. This new law will allow people who earn up to 33% of the average weekly wage to be paid 70% of their salary. Employees who earn more than 33% of the average weekly wage will get 60% of their salary or 66 2/3% of their salary. Additionally this law removes the 7-day waiting period for these benefits.</p> <p>AB 908 codified as Unemployment Insurance Code §§ 2655, 2655.1 and 3303.</p> <p>This law goes into effect on January 1, 2018.</p>
<p>Employment \$15 Minimum Wage</p> <p>Effective 1/1/17</p>	<p>Minimum hourly wage to increase to \$15 by 2022 (or 2023 for businesses with 25 employees or fewer)</p> <p>On January 1st of 2017 the minimum wage will rise to \$10.50 per hour for businesses with 26 or more employees.</p> <ul style="list-style-type: none"> • 2017, the minimum wage will increase to \$10.50 per hour. • 2018, the minimum wage will increase to \$11 per hour. • 2019, the minimum wage will increase to \$12 per hour. • 2020, the minimum wage will increase to \$13 per hour. • 2021, the minimum wage will increase to \$14 per hour. • 2022, the minimum wage will increase to \$15 per hour. <p>For businesses with 25 or fewer employees, the above schedule is delayed at each step by one year.</p> <p>Off-Ramp Provisions</p> <p>The Governor can choose to pause any scheduled increase for one year if either economy or budget conditions warrant.</p>

	<p>1. Economy</p> <p>The Governor has the ability to pause an increase if seasonally adjusted statewide job growth is less than 1.5 percent.</p> <p>2. Budget</p> <p>The Governor has the ability to pause an increase if any year from the current budget year to the next year the state's revenue is less than 1.5 percent of the previous year's revenue.</p> <p>Inflation Indexing</p> <p>Wages will be adjusted annually for inflation (as measured by the National Consumer Price Index for All Urban Consumers).</p> <p>SB 3 codified as Labor Code §§ 245.5, 246, and 1182.12.</p> <p>This law goes into effect on January 1, 2017.</p>
<p>Employment</p> <p>Mandated State Retirement Savings Program Enrollment</p> <p>Effective 1/1/17</p>	<p>This law requires employers with five or more employees that do not offer specified retirement plans to allow their employees to enroll in the State Retirement Savings Program. Legislature affirming various requirements.</p> <p>This law requires eligible employers that do not offer specified retirement plans to allow their employees to enroll in the State Retirement Savings Program.</p> <p>This law applies to any employer that has five or more employees, and includes an employer of state employees who are not covered by the federal Internal Revenue Code.</p> <p>Each eligible employee shall be enrolled in the program unless the employee elects not to participate.</p> <p>This law requires the board, prior to opening the program for enrollment, to make a report to the Legislature.</p> <p>After the board opens the Secure Choice program for enrollment, any employer may choose to opt out of the program.</p> <ul style="list-style-type: none">• Within 12 months after the board opens the program for enrollment, eligible employers must enroll their employees in the program.• Within 24 months after the board opens the program for enrollment, eligible employers must enroll their employees in the program.• Within 36 months after the board opens the program for enrollment, all other eligible employers must enroll their employees in the program. <p>SB 1234 codified as Government Code §§ 100000, 100002, 100004, 100008, 100010, 100012.</p>

	<p>This law goes into effective on January 1, 2017.</p>
<p>FHA Condo Regulations</p> <p>Owner Occupancy Percentage lowered and Recertification Process Made Less Burdensome.</p> <p>The effective date will be no later than 11/27/16</p>	<p>FHA’s minimum owner-occupancy ratio for condo associations is reduced from the current 50% to 25%.</p> <p>The new law requires FHA to reduce its minimum owner-occupancy ratio from the current 50% to 25% for owners who intend to meet such occupancy requirement.</p> <p>Additionally, FHA is required to streamline the entire recertification process for condo associations.</p> <p>This law also requires FHA to replace existing policy on transfer fees with the less burdensome policy.</p> <p>HR 3700 codified as 42 USC 1437. N.A.R. and C.A.R. backed. This law was enacted July 29, 2016.</p>
<p>Housing</p> <p>“Junior Accessory Dwelling Units”</p> <p>Effective 9/29/16</p>	<p>Authorizes a city or county to provide by ordinance for the creation of Junior accessory dwelling units.</p> <p>Existing law authorizes a local agency to provide by ordinance for the creation of 2nd units in a single-family home.</p> <p>This law authorizes a city or county to provide by ordinance for the creation of junior accessory dwelling units.</p> <p>AB 2406 codified as Government Code § 65852.22. Supported by C.A.R. Effective on 9/29/2016.</p>
<p>Housing</p> <p>“Accessory Dwelling Units”</p> <p>Effective 1/1/17</p>	<p>Renames “Second Units” as “Accessory Dwelling Units” (ADUs).</p> <p>Reorganizes existing law to apply a clear standard for the ADU permit review process.</p> <p>This law reorganizes existing law to apply a clear standard for the ADU permit review process. ADU standards including 1) Increased floor area of an attached ADU must not exceed 50% of the floor area of the main structure.</p> <p>AB 2299 codified as Government Code 65852.2. Supported by C.A.R. Effective date is January 1, 2017.</p>

	<p>[SB 1069] incorporates additional changes proposed by AB 2299. It revises the requirements for</p>
<p>Landlord/Tenant</p> <p>Bedbugs Disclosure</p> <p>Effective 7/1/17 and 8/1/18</p>	<p>Introduces new disclosure requirement for new tenants commencing July 1, 2017 and for existing tenants if infestation in common area is confirmed.</p> <p>Current law imposes various obligations on landlords who rent out residential dwelling units, including the obligation to disclose the presence of bed bugs to tenants.</p> <p>Disclosure Obligations</p> <p>On and after July 1, 2017, prior to creating a new tenancy for a dwelling unit, a landlord must disclose to the tenant the following information:</p> <p>First, general information in substantially the following form:</p> <p style="padding-left: 40px;">Information about Bed Bugs</p> <p style="padding-left: 40px;">Bed bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about ¹/₄ inch long and try to stay hidden.</p> <p style="padding-left: 40px;">Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs can lay up to 5 eggs a day.</p> <p style="padding-left: 40px;">Bed bugs can survive for months without feeding.</p> <p style="padding-left: 40px;">Bed bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep.</p> <p style="padding-left: 40px;">Common signs and symptoms of a possible bed bug infestation:</p> <ul style="list-style-type: none">• Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, and other furniture.• Molted bed bug skins, white, sticky eggs, or empty eggshells.• Very heavily infested areas may have a characteristically sweet odor.• Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. <p>For more information, see the Internet Web sites of the United States Environmental Protection Agency and the California Department of Public Health.</p> <p>Secondly, the notice must include the procedure that the tenant must follow to report suspected bed bug infestation.</p> <p>Additional Disclosure Obligations</p> <p>Whenever a pest control operator conducts inspections of a unit (including surrounding units), the operator must also inspect for bed bugs and, if a bed bug infestation is confirmed, the operator must advise the landlord and tenant of the infestation and the steps that must be taken to eliminate the infestation.</p>

	<p>However, for confirmed infestations in common areas, all tenants shall be provided notice of the infestation.</p> <p>Landlord is prohibited from showing or renting vacant units if the landlord “knows” it has a bed bug infestation.</p> <p>This law prohibits a landlord from showing, renting, or leasing to a prospective tenant any vacant unit if the landlord knows that the unit has a bed bug infestation.</p> <p>Additionally, this law does not impose a duty on a landlord to inspect a dwelling unit or the common areas for bed bugs.</p> <p>A landlord may not engage in any retaliatory conduct against a tenant who has notified the landlord of a bed bug infestation.</p> <p>Tenants must cooperate</p> <p>This law requires tenants to cooperate with the inspection to facilitate the detection and treatment of bed bugs.</p> <p>In general, this law espouses various policy goals regarding the control of bed bugs including to protect public health and safety, to reduce the economic burden of bed bug infestations, and to promote the use of integrated pest management practices.</p> <p>AB 551 codified as Civil Code §§ 1942.5, 1954.1 and 1954.600 et seq.</p> <p>The requirement to provide disclosures to new tenants is effective July 1, 2017 and January 1, 2018.</p>
<p>Landlord/Tenant Commercial Leasing Disclosures re CASp Report</p> <p>Effective in part 9/17/16*</p>	<p>This law requires a lessor to state on a commercial lease whether or not the property has been inspected by a CASp and to cancel lease within 72 hours after signing based on the report. This law goes into effect in 2017.</p> <p>Existing law requires a commercial property lessor to state on every lease form or rental agreement whether or not the property has been inspected by a CASp.</p> <p>*This law is an urgency statute and goes into effect immediately. Interpreting this law conservatively, it is effective immediately.</p> <p>If the subject premises have been issued an inspection report by a CASp, indicating that it meets the requirements of the law, the lessor must state on the lease whether or not the property has been inspected by a CASp.</p>

	<p>If the premises have not been issued a disability access inspection certificate, then this law requires the landlord to pay for the inspection.</p> <p>“A Certified Access Specialist (CASp) can inspect the subject premises and determine the feasibility of making repairs or modifications, the time and manner of the CASp inspection, the payment of the fee for the inspection, and the payment of the fee for the repair or modification.”</p> <p>This law also establishes a presumption that making repairs or modifications necessary to correct a disability access barrier is the responsibility of the landlord.</p> <p>It grants a prospective lessee the opportunity to review any CASp report prior to execution of the lease agreement.</p> <p>AB 2093 codified as Civil Code §1938. This law went into effect immediately on 9/17/2016 with the signature of Governor Jerry Brown.</p>
<p>Landlord/Tenant</p> <p>Unlawful Detainer Reporting</p> <p>Effective 1/1/17</p>	<p>No public access to Unlawful Detainer records permitted unless the plaintiff/landlord provides a statement of findings and declarations which explain its filing.”</p> <p>Existing law permanently restricts access to unlawful detainer action public records if the defendant is a tenant in the action.</p> <p>This law would allow public access to unlawful detainer records only if 1) the plaintiff (that is, the landlord) provides a statement of findings and declarations which explain its filing, and 2) the court finds that the plaintiff has a good faith belief that the records are necessary to the action.</p> <p>The practical effect of this law will be to make permanently unavailable to public view many unlawful detainer records.</p> <p>This law contains a statement of findings and declarations which explain its filing.”</p> <p>AB 2819 codified as Code of Civil Procedure §§ 1161.2 and 1167.1.</p> <p>Effective date is January 1, 2017.</p>
<p>Landlord/Tenant</p> <p>Water Submeters</p> <p>Effective date 1/1/18</p>	<p>This law requires that submeters be installed on all new multifamily residential units or new multifamily residential buildings.</p> <p>When a multi-unit property has submeters installed prior to 2018 and the landlord elects to install and/or read them.</p> <p>Existing law requires the installation of a water meter when new water service is requested. The law also requires the landlord to install and/or read them.</p>

For these newly constructed units, the landlord will be required to bill residents for water service.

Notice and Disclosure, Limitations and Meter Accuracy

If a submeter is used to charge a tenant separately for water service, this law imposes various requirements that landlords must include and separately set forth certain information. This law would prohibit a landlord from charging a tenant for water service if the landlord does not comply with these requirements.

This law also requires a landlord to maintain and make available in writing to a tenant, the data required to be included in the water bill.

Entry

A landlord is permitted to enter a dwelling unit for purposes relating to a submeter or water fixture.

Late Fee and Eviction

A tenant may be charged late fees of up to \$7 if more than 25 days late, or up to \$10 in each subsequent month if the water bill remains unpaid for 180 days after the date upon which it is due or the amount due.

If the water bill remains unpaid for 180 days after the date upon which it is due or the amount due, the landlord may file a lawsuit to evict the tenant.

Ratio-allocation system and certain other submetering systems are exempt

This law does not apply to a ratio utility system where submeters are not used to charge a tenant separately for water service.

A submetering system that measures only a portion of a dwelling unit's water usage, including the water used by the tenant, is exempt from the requirements of this law.

This law only applies to:

- (1) Dwelling units offered for rent or rented in a building where submeters were required to be installed.
- (2) All dwelling units where submeters are used to charge a tenant separately for water service.

Local ordinances grandfathered in if in effect before 2013

This law does not preempt an ordinance that regulates the approval of submeter types or the installation of submeters.

[SB 7](#) codified as Civil Code §§ 1954.201 et seq., Health and Safety §17922.14, and Water Code §13141.1.

The bill would provide that these provisions shall become operative on January 1, 2018.

<p>Licensing</p> <p>Eliminates References to “Salesmen”;</p> <p>Issuance of License for Person Previously cited</p> <p>Effective 1/1/17</p>	<p>“Real estate salesman” is now renamed “real estate person” in the real estate law.</p> <p>Prohibits issuance of a real estate license to a person who was cited for the illegal practice</p> <p>The Real Estate Law includes outdated terminology that does not reflect both genders. This law</p> <p>Presently, the commissioner may issue a citation to a person who appears to be practicing real</p> <p>AB 685 codified as Business and Professions Code §§ 6742, 10003, 10007, 10008, 10009.5, 1</p> <p>C.A.R. sponsored legislation. This law goes into effect on January 1, 2017.</p>
<p>Licensing</p> <p>Outdoor Advertising Exemption</p> <p>Effective 1/1/17</p>	<p>An “outdoor advertising representative,” defined as an employee of a corporation that h</p> <p>An “outdoor advertising representative” is excluded from BRE licensing requirements in conn</p> <p>An “outdoor advertising representative” means an employee of a corporation or a limited liabi</p> <p>In every transaction involving the transfer, lease, or use of real property for the operation of an five hundred thousand dollars (\$500,000) for property damage. It must be issued by an insuran</p> <p>AB 1381 codified as Business and Professions Code §§ 10133.45 and 11317.2. Effective date</p>
<p>Licensing</p> <p>Retired Status</p> <p>Effective 1/1/17</p>	<p>Any board under the Department of Consumer Affairs (DCA), including the Bureau of F</p> <p>This law would authorize any of the boards within the DCA to establish by regulation a system</p> <p>Aretired license may be issued to a person with either an active license or an inactive license. I</p> <p>AB 2859 codified as Business and Professions Code §</p> <p>464. Effective date is January 1, 2017.</p>
<p>Loans</p> <p>Homeowner Bill</p>	<p>Extends provisions of the Homeowner’s bill of rights to a successor in interest after the b</p>

<p>of Rights Extended in Part to Successor in Interest after Death of Borrower</p> <p>Effective 1/1/17</p>	<p>Existing law gives a borrower various rights and remedies against a lender, servicer and others</p> <p>This law, until January 1, 2020, prohibits a mortgage servicer, upon notification that a borrower</p> <p>A mortgage servicer is required, within 10 days of a claimant being deemed a successor in inte</p> <p>SB 1150 codified as Civil Code § 2920.7. Effective date is January 1, 2017.</p>
<p>Mobile Homes</p> <p>Three Year Temporary Waiver Program for Taxes and HCD Charges</p> <p>Effective 1/1/17</p>	<p>Requires waiver of all vehicle license registration fees (VLF) by the Department of Housi and taxes expires at the end of 2019.</p> <p>Due to the sometimes informal nature of mobilehome sales, buyers and sellers may not be awa unsecured roll. Both of these scenarios prevent HCD from amending the title into the new own</p> <p>Beginning January 1, 2020, this law will make it unlawful for any person to use for occupancy</p> <p>AB 587 codified as Civil Code § 798.15, Health and Safety Code §§ 18092.7, 181161.1, 1855</p>
<p>Notary Public Maximum Fees</p> <p>Effective 1/1/17</p>	<p>Maximum fees that can be charged by a notary public for taking a proof of deed will incre</p> <p>Currently, the law sets maximum fees that may be charged by a notary public for many service</p> <ul style="list-style-type: none"> • Taking an acknowledgment or proof of a deed, or other instrument, to include the seal and • Certifying a copy of a power of attorney <p>AB 2217 codified as Government Code §8211. This law goes into effect on January 1, 2017.</p>
<p>PACE Liens</p> <p>Detailed Financial Disclosure and 3- Day Rescission Right</p> <p>Effective 1/1/17</p>	<p>A property owner may not participate in a PACE lien program without delivery of a deta</p> <p>Existing law requires home loans to be accompanied by the Truth in lending RESPA Integrated</p> <p>This measure will require a TRID-like disclosure be provided to a property owner participating</p> <p>This law prohibits making monetary or percentage representations of increased value to a prop</p> <p>AB 2693 codified as Government Code § 53328.1 and Streets and Highways Code §§5898.15. This law goes into effect on January 1, 2017.</p>

<p>PACE Liens</p> <p>FHA permits limited subordination with disclosures. Effective 9/17/16</p>	<p>FHA permits properties encumbered with a Property Assessed Clean Energy (PACE) ob</p> <p><i>Under FHA guidance, for a property to be eligible for FHA-insured mortgage financing, PAC</i> the land, and the new homeowner will be responsible for payments on any outstanding PACE</p> <p>For PACE-encumbered property to be considered for FHA-insured mortgage financing, the m</p> <ul style="list-style-type: none"> • <i>Must be treated like a special assessment</i> • Only delinquent special assessment payments may take priority over a mortgage. • <i>PACE obligations must freely and automatically transfer upon sale.</i> • <i>PACE obligations must be recorded on the land records</i> • <i>Outstanding PACE obligations must run with the land</i> <p><i>New Disclosure and Appraisal Requirements</i></p> <p>Under the FHA guidance, when a PACE-encumbered property is sold, the property sales contr</p> <p>Based on guidance from the Federal Housing Administration issued in Mortgagee Letter 2016</p>
<p>TAX</p> <p>Parcel Tax Vote Notification</p> <p>Effective 1/1/17</p>	<p>Requires notice of a new parcel tax to the owner, if that owner does not reside within the</p> <p>Under current law, resident property owners receive notice of proposed parcel taxes with recei</p> <p>This new law requires that non-resident owners be provided with notice of a new parcel tax wh</p> <p>AB 2476 codified as Government Code §54930. This law goes into effect on January 1, 2017.</p>
<p>Team Name Advertising</p> <p>Effective 8/29/16</p>	<p>Effective August 29, 2016, on team name and agent-owned DBA advertising, only the res</p> <p>This new law, which took effect immediately on August 28, 2016, corrects a drafting error tha</p> <p>The new law, to correct that error, requires only the responsible broker's name. The display of</p> <p>The responsible broker's name means the name under which the responsible broker is currentl</p> <p>SB 710 codified as Business and Professions Code §10159.7. C.A.R. sponsored legislation. Effective August 29, 2016.</p>

Water Use Fines may be imposed for “excessive water use” Effective 1/1/17	Requires each public/private urban retail water supplier to define “excessive water use” This law declares that during prescribed periods of drought emergencies, excessive water use must be added to the customer’s water bill and is due and payable with that water bill. The sys SB 814 codified as Water Code §§ 365, 366 and 367. January 1, 2017 is the effective date.
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