

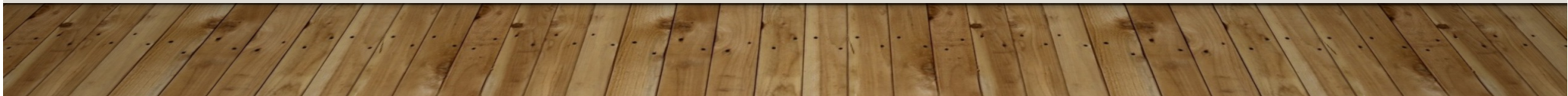
SANDOVAL LAW
ATTORNEYS AT LAW

REAL ESTATE LEGAL UPDATES

BY: ABRAHAM SANDOVAL, ESQ., LL.M.,



EAST LOS
ANGELES
COLLEGE



CALIFORNIA ASSEMBLY BILL 1410

facebook

- Prohibits Common Interest Developments and Associations (Documents) from prohibiting members from using social media or other online resources to discuss specified issues even if the content is critical of the association or its governance, including, among other issues, development living and association elections.



CALIFORNIA ASSEMBLY BILL 1410



- The bill would additionally **prohibit an association from retaliating against a member** or a resident for exercising certain rights, including the right to peacefully assemble or to use social media or other online resources to discuss certain issues.

CALIFORNIA ASSEMBLY BILL 1410 (CONTINUED)

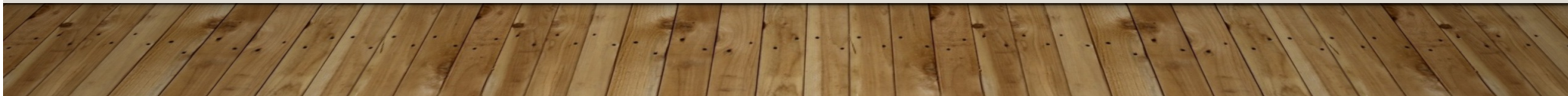
- Under this bill, an owner of a separate interest in a common interest development would not be subject to a provision in a governing document that prohibits the rental or leasing of a portion of the owner-occupied separate interest for more than 30 days, without regard to whether such restriction existed at the time the homeowner acquired title to the separate interest.



CALIFORNIA ASSEMBLY BILL 2170 REAL ESTATE OWNED (REO)



- 1 to 4 residential dwelling units-that are acquired through foreclosure under a mortgage or deed of trust by an institution or that is acquired at a foreclosure sale by an institution.
- During the first 30 days after a property is listed, only accept offers from eligible bidders, **and must respond, in writing, to all offers received from eligible bidders before considering any other offers.**
- This bill would require an eligible bidder to submit an affidavit or declaration, as specified, with their offer to an institution.



SB-6 MIDDLE CLASS HOUSING ACT OF 2022

- Establishes housing as an allowable use on any parcel zoned for office or retail uses.
- The bill goes into effect on July 1, 2023 and sunsets on January 1, 2033 unless extended, and is intended to serve as both a response to the increasing closure rate of brick-and-mortar commercial retailers as well as an additional measure to combat California's ongoing housing challenges.

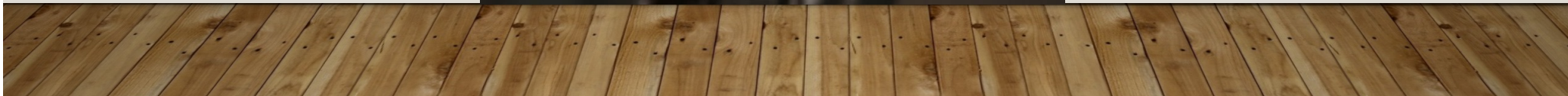


SB-6 (CONTINUED)

- SB 6 adds a new section 65852.24 to the Government Code that deems a housing development project allowable in commercial zones without the need for rezoning. Housing development projects include 100% residential projects as well as mixed-use projects with at least 50% of the square footage dedicated to residential use. Unlike its companion bill, AB 2011, SB 6 does not provide a ministerial approval pathway for housing development projects, but does allow residential uses on commercially zoned property without requiring a rezoning.
- To invoke the law, however, applicants must commit both to prevailing wages for workers and to “skilled and trained workforce” requirements, as well as relocation assistance for certain commercial tenants, making it potentially less advantageous in most situations if AB 2011 is an option.

SB 1017 - TERMINATION OF TENANCIES BASED ON DOMESTIC VIOLENCE

- Current law allows a tenant who is the victim of domestic violence and provides the proper form may end a lease with only 14 days notice. However, this law adds a penalty of up to \$5,000 against landlords who try to prevent tenants from exercising their rights under this law.



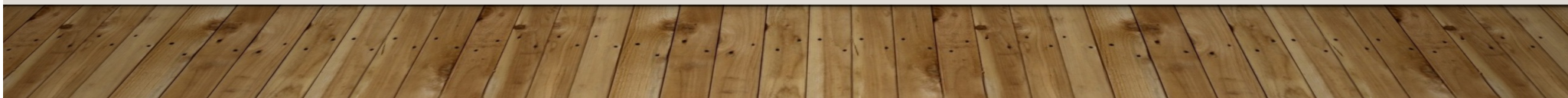
SB 1017 - TERMINATION OF TENANCIES BASED ON DOMESTIC VIOLENCE

- This bill also creates a new “partial eviction” which has previously not existed in law up to this point. Essentially, if the abuser and victim are both tenants and an eviction action is brought, the abuser could be evicted while the victim is allowed to remain in the property as a tenant. This is a brand new type of eviction so we will have to wait and see how this practically plays out.

AB 916 –EXISTING DWELLINGS



- **Homeowners may add up to two bedrooms within an existing dwelling unit:** A city or county shall not adopt or enforce an ordinance requiring a public hearing as a condition of reconfiguring existing space to increase bedroom count within an existing dwelling unit.



CITY OF LOS ANGELES RENT-INCREASES

- **RSO Rent Increase**
- Annual rent increases for rental units subject to the City of Los Angeles Rent Stabilization Ordinance (RSO) are prohibited through January 31, 2024. Beginning April 1, 2023, landlords may collect LAHD approved cost recovery surcharges (capital improvement, seismic retrofit, primary renovation & rehabilitation work), provided a 30 day written notice is served to the tenant.



CITY OF LOS ANGELES, NO-FAULT EVICTIONS

- Notice of “No-Fault” evictions for reasons such as owner occupancy, move-in of a resident manager, for compliance with a government order, or for demolition or permanent removal under the Ellis Act process, **can resume** for all rental units on **February 1, 2023**.

CITY OF LOS ANGELES, AT-FAULT EVICTIONS

- Effective January 27, 2023, any written notice terminating a tenancy for a tenant at-fault legal reason **must be filed** with the Los Angeles Housing Department (LAHD) within three (3) business days of service on the tenant per Los Angeles Municipal Code 151.09.C.9 & 165.05.B.5.



CONTACT INFORMATION

Sandoval Law, APC

401 Wilshire Blvd, 12th Floor

Santa Monica, CA 90401

Email: asandoval@slawapc.com

Office: 424-252-4723

Linked  **Abraham Sandoval**