

Date of Hearing: June 19, 2013

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT  
Ed Chau, Chair

SB 745 (Committee on Transportation and Housing) – As Amended: June 11, 2013

SENATE VOTE: 35-0

SUBJECT: Housing.

SUMMARY: Makes technical and non-controversial changes to various sections of the law dealing with housing. Specifically, this bill:

- 1) Corrects the term "commercial residential real property" to instead read "commercial real property," the term that is defined and used throughout the rest of the relevant Article, in the section of the law that requires the retrofitting of existing toilets, urinals, shower fixtures, and faucets with water conserving plumbing fixtures on certain dates depending on the type of structure.
- 2) Makes various clean-up changes related to AB 805 and AB 806 (Torres), Chapters 180 and 181 of 2012, which reorganized and recodified the Davis-Stirling Common Interest Development Act. This bill addresses chaptering issues, corrects an erroneous cross-reference, and restores two sections that were inadvertently omitted from the recodified Davis-Stirling Act.
- 3) Removes an outdated reference to the National Electrical Code in a section of law relating to telephone wiring and replaces it with a reference to the California Electrical Code, which is the applicable code in California.
- 4) Adds the currently required notice of rental restrictions to a form that lists all the documents that an owner in a common interest development who wishes to sell his or her unit must provide to the buyer.
- 5) Removes cross-references in Government Code Section 65822, which is often referred to as the SB 2 requirements, to the definitions of "supportive housing" and "transitional housing" in the statutes governing the Multifamily Housing Program (MHP) and replaces them with the current definition of transitional housing and the definition of supportive housing that was applicable at the time that SB 2 (Cedillo), Chapter 633, Statutes of 2007, passed.
- 6) Repeals an obsolete section of law that provides that communities that self-certified their housing elements under a now-expired pilot program are fully eligible to participate in any program funded through the Housing and Emergency Shelter Trust Fund Act of 2002 (Proposition 46) that requires the community to have a housing element that the Department of Housing and Community Development (HCD) has found substantially complies with the requirements of the law.
- 7) Repeals the section of the law that established a pilot program that allowed communities in San Diego County to self-certify their housing elements if they had met or exceeded locally

generated affordable housing goals from the previous housing element cycle. The pilot program ended in 2010 and the authorizing statute sunset in 2011.

- 8) Makes a variety of clean-up changes based on input from the State Fire Marshall related to SB 1394, Chapter 420, Statutes of 2012, which made a variety of changes to the law with respect to requirements around smoke alarm and carbon monoxide detectors. This bill removes the end-of-life feature requirement on all smoke alarms; extends until January 1, 2015, the requirements for all smoke alarms to display the date of manufacture, provide a place on the device where the date of installation can be written, and incorporate a hush feature; extends until July 1, 2014, the compliance date by which battery-operated smoke alarms must contain a nonreplaceable, nonremovable battery that is capable of powering the smoke alarm for at least 10 years; allows suppliers to sell battery-operated smoke alarms without 10-year batteries if they were on order or in inventory before July 1, 2015; and removes the Fire Marshal's authority to extend these deadlines by six months.
- 9) Updates a mistaken cross-reference in the statutes governing the supportive housing component of HCD's Multifamily Housing Program (MHP-SH).

EXISTING LAW includes numerous provisions related to housing.

FISCAL EFFECT: None

COMMENTS:

The Senate Committee on Transportation and Housing is authoring this year's housing omnibus bill as a cost-effective way of making a number of minor, non-controversial changes to statute at one time. There is no known opposition to any of the items in the bill. If issues arise that cannot be resolved, the provision of concern will be deleted from the bill.

REGISTERED SUPPORT / OPPOSITION:

Support

National Electrical Manufacturers Association

Opposition

None on file

Analysis Prepared by: Anya Lawler / H. & C.D. / (916) 319-2085