



2017 NEW LAWS AFFECTING THE REAL ESTATE INDUSTRY

Disclosures Liability Protections of Environmental Hazards Booklet Extended to Landlords - *Effective 1/1/17*. Liability protections for delivery of the Residential Environmental Hazards booklet extended to include leases of more than one year. Under civil Code 2079.7 when a seller or broker elects to deliver this booklet the info is deemed legally adequate to inform the transferee regarding common environmental hazards (unless the broker or seller has actual knowledge). The delivery of this booklet is optional. AB 1750 codified as Civil Code 2079.13.

Employment \$15 Minimum Wage – *Effective 1/1/17*. Min. hourly wage to increase to \$15 by 2022 (or 2023 for businesses with 25 employees or less). The Governor retains authority to pause increases depending on the economy or budget known as the “off ramp provisions.”

Employment Mandated State Retirement Savings Program Enrollment - *Effective 1/1/17*. This law requires employers with five or more employees that do not offer specified retirement plans to arrange for their employees to enroll for payroll deduction contributions into a state retirement savings program called “Secure Choice” (short for “The California Secure Choice Retirement Savings Program”). No employer contribution is required. It will be implemented per a schedule according to the size of the employer.

Housing “Accessory Dwelling Units” - *Effective 1/1/17*. Renames “Second Units as “Accessory Dwelling Units” (ADUs). Reorganizes existing law to apply a clear standard for the ADU permit review process regardless of whether a local government has adopted an ordinance or not. Additionally, eases some of the barriers to the development of ADUs.

Landlord/Tenant Unlawful Detainer Reporting - *Effective 1/1/17*. No public access to Unlawful Detainer records permitted unless the plaintiff/landlord prevails within 60 days of filing.

Parcel Tax Vote Notification - *Effective 1/1/17*. Requires notice of a new parcel tax to the owner, if that owner does not reside within the jurisdictional boundaries of the taxing entity.

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” by a residential customer and permits these water suppliers to fine customers up to \$500 per 748 gallons (100 cubic feet) of water use above the defined local standard for excessive water use during a drought emergency.