

NEW CALIFORNIA LAWS 2024

REAL ESTATE LEGISLATIVE UPDATE

The information below is only a partial list and is not a comprehensive explanation of the upcoming 2024 California laws. It is being provided solely as a courtesy and as a guide. All laws are effective January 1, 2024 unless otherwise noted. The legislation in its entirety can be found at: <http://leginfo.legislature.ca.gov>

Make sure your next transaction isn't affected by any of these new laws. Stay educated about your next closing!

AB 1033 - ADU's may be sold as Condos

Allows local agencies to adopt ordinances that allow an ADU to be sold separate from the primary residence.

SB 976 - Permanently prohibits local governments from requiring owner occupancy on a parcel that has an ADU

Removes the ability to require that either the primary unit or the ADU be owner-occupied.

AB 968 - Flippers must disclose recent repairs and renovations

One 1-4 residential properties, flippers must disclose any renovations and repairs on any properties sold within 18 months of closing where there is a contract entered into with a contractor. *Effective July 1, 2024.*

AB 537 - Vacation rentals must disclose all fees and charges

Prohibits a place of short-term lodging from advertising, displaying, or offering room rates that do not include all fees/charges required, except government-imposed taxes and fees. *Effective July 1, 2024.*

SB 644 - Vacation rental right to cancel

Requires short-term rentals (or a hosting platform, hotel, or third-party booking service) to allow cancellation within 24 hours without penalty if made at least 72 hours or more before the time of check-in and funds refunded to the original form of payment.

SB 890 - Prop 19 clean-up legislation

Applies Prop 19's modified intergenerational transfers to subsequent transfers of ownership interests following a tenant acquisition in a mobile home park or floating home marina treating them as pro rata changes in ownership.

SB 1495 - Licensing

For renewals of broker and agent licenses a 9-hour fair housing and implicit bias training course will be required as part of continuing education on or after January 1, 2023. For new licensees the effective date is *January 1, 2024.*

AB 1345 - Exclusive listing agreements can't last more than 2 years

This law prohibits: exclusive listing agreements on residential 1-4 properties for longer than 2 years; renewal of an exclusive listing for longer than 12 months; automatic extensions on exclusive listings on any type of residential property; recording or filing an exclusive listing agreement for residential property of any duration. It also deems any licensed professional who violates this law as having violated their licensing laws.

SB 696 - CA notaries authorized to perform remote online notarizations (RONs)

California notaries will be authorized to perform RON once the Secretary of State certifies the technology no later than January 1, 2030. However, California will provide clear recognition of notarial acts performed by persons out of state if performed in conformity with the laws of that jurisdiction beginning *January 1, 2024.*

AB 225 - Environmental Hazard booklet updated

Three new chapters are being added to the state's Homeowner's Guide to Environmental Hazards Booklet associated with wildfires, climate change and sea levels. *Effective January 1, 2024* but completion is not indicated in the law and depends on other factors.

AB 1280 - Expands the disclosures required by the Natural Hazards Disclosure Statement (NHD) to include fire hazard severity zones

Three new subcategories highlighted including High to Very High fire hazard zones. If the property is located in any of these zones, the defensible space and (for properties built before 2010) fire hardening disclosures would then be required.



For additional laws and descriptions, please visit this page: <https://www.car.org/en/riskmanagement/qa/New-Laws/2024-New-Laws>

