
THIRD READING

Bill No: AB 1529
Author: Committee on Housing and Community Development
Amended: 8/19/25 in Senate
Vote: 21

SENATE HOUSING COMMITTEE: 11-0, 6/24/25
AYES: Wahab, Seyarto, Arreguín, Cabaldon, Caballero, Cortese, Durazo,
Gonzalez, Grayson, Ochoa Bogh, Padilla

SENATE LOCAL GOVERNMENT COMMITTEE: 7-0, 7/16/25
AYES: Durazo, Choi, Arreguín, Cabaldon, Laird, Seyarto, Wiener

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

ASSEMBLY FLOOR: 69-0, 5/15/25 (Consent) - See last page for vote

SUBJECT: Housing omnibus

SOURCE: Author

DIGEST: This bill makes non-controversial changes to sections of state law relating to housing.

ANALYSIS:

This bill makes non-controversial and non-policy changes to sections of law relating to housing. Specifically, this bill includes the following provisions, with the proponent of each provision noted in brackets:

- a) Tenant Protection Act of 2019 [Section 1]. AB 1482 (Chiu, 597, Statutes of 2019) limits rent-gouging in California by placing an upper limit of 5% plus inflation on annual rent increases. It also requires a landlord to have and state a just cause in order to evict tenants who have occupied the premises for a year.

- i. This bill provides that the notice that a property is subject to AB 1482 may be provided in the lease or rental agreement instead of as an addendum to the agreement. [California Apartment Association]
- b) Housing Accountability Act (HAA) [Section 2]. AB 1893 (Wicks, Chapter 268, Statutes of 2024) amended the HAA to revise the standards a housing development project must meet in order to qualify for the “Builder’s Remedy,” which authorizes projects to bypass local development standards in jurisdictions that fail to adopt a substantially compliant element. This bill makes the following corrections:
 - i. AB 1893 expanded the definition of “disapproval” of a project to include a determination that a preliminary application expired for any reason other than those described in specified subdivisions of Section 65941.1. Because subsequent legislation added to and reordered those subdivisions, this bill corrects the cross-reference. [Goldfarb & Lipman]
 - ii. The allowable density under AB 1893 for builder’s remedy projects includes a 35 unit/acre bump for projects in a “very low vehicle travel area, as defined in subdivision (h).” Because this definition is no longer in subdivision (h), this bill corrects the cross reference. [Assemblymember Wicks]
- c) Preservation Notice Law (PNL) [Sections 3-4]. PNL requires an owner proposing the termination or prepayment of government assistance on an assisted housing development to provide notice of the proposed change to each affected tenant, as well as affected public entities, as specified. This bill makes the following minor and technical changes:
 - i. This bill makes minor changes to wording in statute to clarify the requirements and ensure that notices are being issued at the correct time. [California Department of Housing and Community Development]
 - ii. Properties with regulatory agreements with low-income housing tax credits still have to maintain the tax credit rents for three years after foreclosure, but it is difficult to track those properties without proper notice prior to foreclosure. This bill adds a requirement to PNL that within 10 days of recording a notice of default, notice must also be provided to the affected public entities. [California Tax Credit Allocation Committee]

- iii. This bill also makes technical changes to clarify that the Notice of Opportunity to Submit an Offer of Purchase must be provided prior to, or concurrently with, the 12-month notice to tenants of a possible conversion. [California Housing Partnership Corporation]
- d) Rent increases on Low-Income Housing Tax Credit properties [Section 5]. AB 846 (Bonta, Chapter 674, Statutes of 2024) requires the California Tax Credit Allocation Committee (TCAC) to adopt regulations by June 30, 2025 to establish a limit on annual rent increases for tenants in existing properties that were allowed a low-income housing tax credit, and directs TCAC to annually assess the rent increase limit.
 - i. Some practitioners and attorneys have requested clarification of the “affordable rent” definition under AB 846. This bill clarifies that when a housing project uses a land use tool that triggers the rent limits and receives local, state, or federal loans or grants, the TCAC rent limits can be used if any of those funding sources use the TCAC rent limits. [California Housing Consortium]
- e) Farmworker housing [Section 6]. AB 2240 (Arambula, Chapter 523, Statutes of 2024) requires all housing units at Office of Migrant Services farm labor centers to be made available for year-round occupancy by migratory farmworkers by January 1, 2031, pursuant to a six-year transition plan to be developed and implemented by the Department of Housing and Community Development (HCD).
 - i. This bill clarifies language from AB 2240 to specify that rather than re-reviewing all state property, HCD and the coordinating agencies shall use the existing list of state sites previously identified as candidates for affordable housing development under Executive Order N-06-19 and AB 2233 (Quirk-Silva, Chapter 438, Statutes of 2022). [Assembly Housing Committee]

Background

According to the Legislative Analyst’s Office, the cost of producing a bill in 2001-2002 was \$17,890. By combining multiple matters into one bill, the Legislature can make minor changes to law in the most cost-effective manner. Proposals included in this housing omnibus bill must abide by the Senate Housing

Committee policy on omnibus bills. The proposals must be non-controversial and non-policy changes to various committee-related statutes.

The proponent of an item submits proposed language and provides background materials to the Committee for the item to be described to legislative staff and stakeholders. Committee staff provides a summary of the items and the proposed statutory changes to all majority and minority consultants in both the Senate and Assembly, as well as all known or presumed interested parties. If an item encounters any opposition and the proponent cannot work out a solution with the opposition, the item is omitted from, or amended out of, this bill. Proposals in this bill must reflect a consensus and be without opposition from legislative members, agencies, and other stakeholders.

Comments

Let's get down to omnibus-iness. The purpose of an omnibus bill is to include technical and non-controversial changes to various committee-related statutes into one bill. This allows the legislature to make multiple, minor changes to statutes in one bill in a cost-effective manner. This bill would save approximately \$72,000 in legislative costs by avoiding the creation of four additional bills. If there is no consensus on a particular item, it cannot be included. There is no known opposition to any item in this bill.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

SUPPORT: (Verified 08/29/25)

California Housing Partnership

OPPOSITION: (Verified 08/29/25)

None received.

ARGUMENTS IN SUPPORT: California Housing Partnership wrote the following in support of this bill, “AB 1529 includes technical cleanup to the Preservation Notice Law, an important policy to help preserve existing affordable housing that is at-risk of converting to market-rate housing as restrictions expire. This bill will ensure that the law works as effectively as possible. AB 1529 also includes a provision to clarify the language of last year’s AB 846 related to harmonizing state and federal rent limits for affordable housing. Local governments and attorneys have struggled to interpret the language’s intent and impact. This bill contains a consensus amendment to make both clear.”

ARGUMENTS IN OPPOSITION: None received.

ASSEMBLY FLOOR: 69-0, 5/15/25

AYES: Addis, Aguiar-Curry, Ahrens, Alvarez, Ávila Farías, Bains, Bauer-Kahan, Berman, Boerner, Bonta, Bryan, Calderon, Carrillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Mark González, Hadwick, Haney, Harabedian, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

NO VOTE RECORDED: Alanis, Arambula, Bennett, Caloza, Castillo, Jeff Gonzalez, Hart, Quirk-Silva, Ramos, Stefani

Prepared by: Ryan Hardmeyer / HOUSING / (916) 651-4124
8/29/25 12:57:40

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