

## CONCURRENCE IN SENATE AMENDMENTS

AB 1529 (Committee on Housing and Community Development)

As Amended September 05, 2025

Majority vote

**SUMMARY**

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

**Senate Amendments**

Makes technical, non-substantive changes to housing law.

**COMMENTS**

The Assembly Housing and Community Development Committee introduced this bill as an omnibus measure. Omnibus bills allow the Legislature to combine a number of minor, non-controversial, and technical changes to statutes in one bill. This allows for greater efficiency in the legislative process since it would otherwise be necessary to introduce each proposal as a standalone bill. Proposals can be submitted to the Committee for consideration in the omnibus by any organization or individual. Once proposals and relevant background information are submitted, all proposals are subsequently vetted by a stakeholder group that includes policy consultants from the majority and minority parties from both houses of the Legislature. If concerns are raised about a proposal that cannot be addressed by the sponsor that submitted the proposal, then it is not eligible for inclusion in the omnibus. All provisions of this bill have been reviewed by stakeholder group and there is no known opposition to the bill.

This bill makes non-controversial changes to sections of law relating to housing and community development. Specifically, this bill includes the following provisions:

- 1) Makes technical changes to the Preservation Notice Law (PNL) by clarifying that the Notice of Opportunity to Submit an Offer of Purchase (NOSOP) must be provided prior to or concurrently with the 12-month notice to tenants of a possible conversion. Current law is unclear whether the NOSOP is to be provided with the 12-month or six month notice to tenants.
- 2) Corrects a cross reference in AB 1893 (Wicks), Chapter 268, Statutes of 2024. The allowable density under AB 1893 for builder's remedy projects includes a 35 du/acre bump for projects in a "very low vehicle travel area, as defined in subdivision (h)." This definition is no longer in subdivision (h). The proposed language corrects the cross reference to "subdivision (b) of section 65589.5.1."
- 3) Clarifies language from AB 2240 (Arambula), Chapter 523, Statutes of 2024 to make clear that rather than re-reviewing all state property, the Department of Housing and Community Development and the coordinating agencies will 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.
- 4) Provides that the notice that a property is subject to AB 1482 (Chiu) Chapter 597, Statutes of 2019 may be provided in the lease or rental agreement instead of as an addendum to the agreement. AB 1482 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.

- 5) Makes changes to AB 1893 (Wicks) Chapter 268, Statutes of 2024 including expanding 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.
- 6) 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 Tax Credit Allocation Committee (TCAC) rent limits can be used if any of those funding sources use the TCAC rent limits.
- 7) Clarifies language from AB 2240 (Arambula) Chapter 523, Statutes of 2024 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).
- 8) 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. 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.

#### **According to the Author**

No statement.

#### **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 on file.

#### **FISCAL COMMENTS**

According to the Assembly Committee on Appropriations: Minor and absorbable costs to HCD.

#### **VOTES:**

#### **ASM HOUSING AND COMMUNITY DEVELOPMENT: 10-0-2**

**YES:** Haney, Patterson, Ávila Farías, Caloza, Garcia, Kalra, Lee, Quirk-Silva, Ta, Wicks

**ABS, ABST OR NV:** Tangipa, Wilson

**ASM APPROPRIATIONS: 15-0-0**

**YES:** Wicks, Sanchez, Arambula, Calderon, Caloza, Dixon, Elhawary, Fong, Mark González, Hart, Pacheco, Pellerin, Solache, Ta, Tangipa

**ASSEMBLY FLOOR: 69-0-10**

**YES:** 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  
**ABS, ABST OR NV:** Alanis, Arambula, Bennett, Caloza, Castillo, Jeff Gonzalez, Hart, Quirk-Silva, Ramos, Stefani

**UPDATED**

VERSION: September 5, 2025

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FN: 0001590