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## SENATE COMMITTEE ON HUMAN SERVICES

Senator Becker, Chair  
2025 - 2026 Regular

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**Bill No:** AB 1983  
**Author:** Blanca Rubio  
**Version:** February 13, 2026  
**Urgency:** No  
**Consultant:** Diana Dominguez  
**Hearing Date:** June 15, 2026  
**Fiscal:** Yes

**Subject:** Continuing Care Retirement Communities: repayable contracts

### SUMMARY

This bill would add sequential order method as a type of repayable contract that may be entered into between a Continuing Care Retirement Community and a person entering residential care.

### ABSTRACT

#### Existing Law:

- 1) Establishes the California Residential Care Facilities for the Elderly Act to provide for the licensure and regulation of residential care facilities for the elderly as a separate category within the existing licensing structure of the California Department of Social Services (CDSS). (*Health and Safety Code [HSC] 1569 et seq.*)
- 2) Provides for the certification and regulation of Continuing Care Retirement Communities by CDSS. (*HSC 1770 et seq.*)
- 3) Requires an applicant for a certificate of authority to operate a Continuing Care Retirement Community to obtain appropriate licenses for the entire facility, including residential care facility for the elderly and/or skilled nursing facility licenses. (*HSC 1771.5*)
- 4) Defines the following terms related to Continuing Care Retirement Communities:
  - a. “Continuing care contract” means a contract that includes a continuing care promise made in exchange for an entrance fee, the payment of periodic charges, or both types of payments. A continuing care contract may consist of one agreement or a series of agreements, as specified.
  - b. “Entrance fee” means the sum of any initial, amortized, or deferred transfer of consideration made or promised to be made by, or on behalf of, a person entering into a continuing care contract for the purpose of ensuring care or related services pursuant to that continuing care contract or as full or partial payment for the promise to provide care for the term of the continuing care contract.

- c. “Refundable contract” means a continuing care contract that includes a promise, expressed or implied, by the provider to pay an entrance fee refund or to repurchase the transferor’s unit, membership, stock, or other interest in the Continuing Care Retirement Community when the promise to refund some or all of the initial entrance fee extends beyond the resident’s sixth year of residency. Providers that enter into refundable contracts shall be subject to refund reserve requirements.
  - d. “Repayable contract” means a continuing care contract that includes a promise to repay all or a portion of an entrance fee that is conditioned upon reoccupancy or resale of the unit previously occupied by the resident. A repayable contract shall not be considered subject to refund reserve requirements, provided that this conditional promise of repayment is not referred to by the applicant or provider as a “refund”. A provider may repay all or a portion of an entrance fee that is conditioned upon resale of the unit before the resale of the unit. The repayment of an entrance fee before the resale of the unit shall not cause any other entrance fee to be subject to refund reserve requirements, provided that the provider does not promise or represent intent to make this type of early repayment, or indicate that the provider has a practice of making this type of early repayment. *(HSC 1771)*
- 5) Requires a continuing care contract to contain numerous specified elements, including, but not limited to, the duration of the contract, the list of services that will be made available to the resident as required to provide the appropriate level of care, an itemization of the services included in the monthly fee and services available for an extra charge, and others. Further requires additional information and disclosures to be attached to the continuing care contract. *(HSC 1788)*
  - 6) Establishes requirements regarding the cancellation of a continuing care contract. *(HSC 1788.2)*
  - 7) Requires a lump-sum payment that is conditioned upon resale of a unit to be paid to the resident within 14 calendar days after resale of the unit. Requires that this payment not be considered, characterized, or advertised as a refund. *(HSC 1788.4)*
  - 8) Establishes reporting and reserve requirements for any provider offering a refundable contract. *(HSC 1792.6)*

**This Bill:**

- 1) Adds to the definition of “repayable contract” a subtype of contract that includes a promise to repay all or a portion of an entrance fee that is based on the sequential order in which repayable contracts are terminated. Specifies that a provider may repay all or a portion of an entrance fee that is conditioned upon resale of the unit before the resident’s sequential number is reached, and that this shall not cause any other entrance fee to be subject to refund reserve requirements, as specified.
- 2) Defines “sequential order method” or “sequential order” to mean the repayment of entrance fees in the order in which repayable contracts are terminated. Provides that, to use the sequential order method, the provider shall assign each terminated contract a

sequential repayment number, to be paid from a sequential repayment account funded by entrance fees received from any reoccupied residential living units with sequential order contracts. Provides that, each time a unit is reoccupied, the repayment account shall be credited with an amount equal to the repayment owed to the unit's prior resident. Provides that, when the funds in the repayment account are sufficient to repay the next terminated contract in sequential order, the provider shall issue the repayment within 14 days.

### FISCAL IMPACT

According to the Assembly Appropriations Committee,

The California Department of Housing and Community Development estimates ongoing General Fund costs of \$185,000 in the first year and \$181,000 annually ongoing for one permanent position to review the new contract types.

The Legislative Analyst's Office recently warned of General Fund structural deficits of around \$35 billion per year in the 2027-28 fiscal year and ongoing.

### BACKGROUND AND DISCUSSION

#### **Purpose of the Bill:**

According to the author, "AB 1983 addresses delays and uncertainty in the repayment of entrance fees to residents of Continuing Care Retirement Communities (CCRCs). Under current law, refunds are tied to the re-occupancy of a specific unit, which can leave residents and their families waiting months or even years for repayment. The bill authorizes a sequential repayment method, in which refunds are issued based on when residents vacate rather than when a unit is resold. This approach creates a more predictable, transparent, and equitable system, increasing fairness for residents and their families while giving providers flexibility to adopt a system that meets the needs of a growing older adult population."

#### *Continuing Care Retirement Communities*

Continuing Care Retirement Communities offer people 60 years of age and older a full range of long-term care options that include independent living, assisted living, and skilled nursing care. This model allows senior residents to move from independence to high levels of care without leaving the community in which they reside. Typically, this is provided in a campus-like community setting, usually for a resident's lifetime, and always for at least one year. Continuing Care Retirement Communities must be licensed with CDSS as a residential care facility for the elderly, and must be licensed by the California Department of Public Health if the campus includes a skilled nursing facility. As of June 2025, there were 109 licensed Continuing Care Retirement Communities in California with a total capacity of 34,867.<sup>1</sup>

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<sup>1</sup> <https://cdss.ca.gov/Portals/9/CCLD/CCLD-Facility-and-Capacity-Data-2017-25.pdf>

Continuing Care Retirement Communities require residents to sign a contract that sets forth the range of services, sometimes at an additional cost, depending on the type of contract, to be provided by the Continuing Care Retirement Communities to the resident. Services include housing, residential services, and nursing care. Most Continuing Care Retirement Communities require substantial entrance fees, along with monthly fees. These fees can vary significantly and depend on the level of services included in the contract and other factors associated with location, exclusivity, business plan variations, and more. Entrance fees can range from \$40,000 to more than \$2 million depending on the community, size and type of residence, location, and contract structure.<sup>2</sup> According to AARP, the average entrance fee was about \$402,000 in 2021.<sup>3</sup> Residents also pay monthly fees, which were an average of \$3,555 in 2021 and rise about 2% per year.<sup>4</sup>

### *Repayable and Refundable Contracts*

Continuing Care Retirement Communities often offer contracts that enable a resident, or their estate in the event of the resident's death, to receive some or all of the initial entrance fee when the contract is terminated. In California, these contracts are classified as either "repayable" or "refundable." Repayable contracts include a promise to repay all or a portion of an entrance fee, conditioned upon the reoccupancy or resale of the unit that was previously occupied by the resident to whom the entrance fee is owed. Refundable contracts include a promise by the provider to refund the entrance fee within a specified time frame that is not conditioned upon reoccupancy or resale of the unit. The key difference between repayable and refundable contracts is the source of the funds; repayable contracts generate the required funds as a result of reselling the resident's unit, while refundable contracts appropriate funds from a reserve account. Current law requires that residents be made aware of whether their contract is refundable or repayable at the time the resident signs the contract.

This bill pertains to repayable contracts. This bill would expand the definition of a repayable contract to add a contract that includes a promise to repay all or a portion of an entrance fee that is based on the sequential order in which repayable contracts are terminated. Under the sequential order method, a provider would assign each terminated contract with a sequential payment number and establish a designated sequential repayment account from which the owner of a unit with a sequential order contract will be repaid. This bill would give Continuing Care Retirement Communities the option to offer sequential order repayable contracts while retaining the option to offer "exact unit" repayable contracts or refundable contracts already permitted by law.

### **Related/Prior Legislation:**

***AB 2033 (Choi, 2018)*** would have revised the definition of a repayable contract to include a contract that includes a promise to repay all or a portion of an entrance fee on a sequential basis from an entrance fee repayment pool that is funded by the resale of units in the pool at the facility, as they become available. AB 2033 was referred to the Assembly Aging and Long-Term Care Committee but never heard.

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<sup>2</sup> <https://www.tsgadvisor.com/blog/continuing-care-retirement-communities-what-they-cost-how-they-work-and>

<sup>3</sup> <https://www.aarp.org/caregiving/basics/continuing-care-retirement-communities/>

<sup>4</sup> *Ibid.*

*AB 853 (Choi, 2017)* would have expanded the definition of a repayable contract to include a promise to repay all or a portion of an entrance fee based on the sequential order of termination of all repayable contracts at the facility previously occupied by the resident. AB 853 was referred to the Assembly Aging and Long-Term Care Committee but never heard.

*SB 939 (Monning, Chapter 112, Statutes of 2016)* required that continuing care contracts that contain lump sum contract termination payments conditioned on resale of the unit must meet a series of requirements and timelines, must pay interest after a specified period of vacancy, and must meet other requirements.

*SB 475 (Monning, 2015)* would have required continuing care contracts which condition lump sum contract termination payments on resale of the unit to meet a series of requirements and timelines, to pay interest after a specified period of vacancy, and to meet other requirements. The bill would also have created a complaint process for residents if the repayment had not been made within 12 months. SB 475 was vetoed by the Governor.

**COMMENTS**

This bill seeks to create a new type of repayable contract based on sequential order for Continuing Care Retirement Communities. According to the sponsor, allowing the sequential order method would be in the best interest of the provider and the resident or their family, as the sequential order method allows for more transparency and certainty of repayment timelines. Under the sequential order method, repayment would be issued in order of who has been waiting the longest rather than based on the sale of a specific unit. This bill would make the sequential order method optional for providers.

The author may wish to consider specifying that entrance fee funds for sequential order repayable contracts should be kept separate from entrance fee funds for repayable contracts. According to the sponsor, providers that have chosen to adopt the sequential order method have ways to keep track of accounting and contract types. The author may also wish to consider further differentiating between the types of repayable contracts by giving the current method in law its own name, such as “same unit” or “exact unit” method.

**PRIOR VOTES**

Assembly Floor:	72 - 0
Assembly Appropriations Committee:	15 - 0
Assembly Aging and Long Term Care Committee:	6 - 0

**POSITIONS**

**Support:**

Erickson Senior Living (Sponsor)  
California Assisted Living Association  
LeadingAge California

**Oppose:**

None received

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