

Date of Hearing: May 6, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS
Buffy Wicks, Chair
AB 2553 (Petrie-Norris) – As Amended April 23, 2026

Policy Committee: Public Safety Vote: 9 - 0

Urgency: No State Mandated Local Program: Yes Reimbursable: Yes

SUMMARY:

This bill authorizes a court to extend the term of probation by up to one year for a defendant granted probation for specified offenses related to the purchase or sale of real property, a mortgage involving real property, the recording or attempted recording of a real estate instrument, or a home loan modification. For a defendant on formal probation, the extension may be granted if the probation department files a petition and the court finds additional time is necessary for programming. For a defendant on informal or summary probation, the extension may be granted if the court makes the same finding.

FISCAL EFFECT:

- 1) Workload costs to the trial courts (Trial Court Trust Fund, General Fund) of an unknown but potentially minor to modest amount to hear petitions for formal probation extensions and to make findings for informal or summary probation extensions. Actual costs will depend on the number of petitions filed and the amount of court time needed to resolve each petition. It generally costs approximately \$1,000 to operate a courtroom for one hour. Although courts are not funded on the basis of workload, increased pressure on the Trial Court Trust Fund may create a demand for increased funding for courts from the General Fund. The state budget provides annual General Fund backfills to the Trial Court Trust Fund to offset revenue reductions, totaling approximately \$117.3 million in 2025-26.
- 2) Workload costs to county probation departments (local funds) of an unknown but potentially minor to modest amount to file petitions for formal probation extensions and to supervise probationers during any extension granted. Probation department workload costs are likely manageable within existing supervision structures; the Chief Probation Officers of California, which would be primarily responsible for filing extension petitions for formal probationers, supports the bill. County probation costs are local costs and are not state-mandated local program costs absent a determination by the Commission on State Mandates.

Longer probation terms create additional time during which a probationer may incur a violation, with associated court, probation, and potential confinement costs.

COMMENTS:

- 1) **Purpose.** According to the author:

If a scammer is convicted of a crime related to real estate fraud, the maximum allowable probation period of one year for a misdemeanor or two years for a felony is often not enough time for the perpetrator to repay victims. This bill lengthens the maximum allowable probation period [...] for a targeted list of crimes relating to real estate fraud. This increased judicial oversight ensures that victims of real estate fraud get the money they are owed.

- 2) **Background.** AB 1950 (Kamlager), Chapter 328, Statutes of 2020, limited the term of probation to two years for most felonies and one year for most misdemeanors, with specified exceptions. This bill, sponsored by the California Association of Realtors, would authorize a one-year extension to those terms for the listed real-estate-related offenses upon a finding that additional time is necessary for programming.

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