
SENATE COMMITTEE ON APPROPRIATIONS

Senator Sabrina Cervantes, Chair
2025 - 2026 Regular Session

AB 2553 (Petrie-Norris) - Real estate crimes: probation

Version: July 2, 2026

Urgency: No

Hearing Date: August 3, 2026

Policy Vote: PUB. S. 6 - 0

Mandate: Yes

Consultant: Bob Franzoia

Bill Summary: AB 2553 would extend probation for one additional year, if the court finds it is necessary for the completion of programming, for certain convictions relating to crimes involving real property.

Fiscal Impact: Potentially minor to modest workload cost pressure to the courts 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. (Trial Court Trust Fund, General Fund)

Potentially minor to modest costs to county probation departments 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. County probation costs are not state-mandated local program costs absent a determination by the Commission on State Mandates.

Background: Probation is the suspension of a custodial sentence and a conditional release of a defendant into the community. Probation can be “formal” or “informal.” Formal probation is under the direction supervision of a probation officer. The level of supervision is linked to the level of risk the probationer presents to the community.

Proposed Law: This bill authorizes an additional year of probation for a defendant who was granted probation upon a felony conviction of one or more of approximately 20 different offenses, that was 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:

If a defendant is on formal probation, the period of probation may be extended if the probation department files a petition to the court and the court makes a finding that additional time is necessary for programming, in which case the court may order the term of probation to continue as necessary for a period not exceeding one additional year and under the conditions as it shall determine.

If a defendant is on informal or summary probation, the period of probation may be extended if the court makes a finding that additional time is necessary for programming, in which case the court may order the term of probation to continue as necessary for a period not exceeding one additional year and under the conditions as it shall determine.