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## SENATE COMMITTEE ON APPROPRIATIONS

Senator Anna Caballero, Chair  
2025 - 2026 Regular Session

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### **AB 851 (McKinnor) - Real property transactions: County of Los Angeles wildfires: unsolicited offers**

**Version:** July 7, 2025

**Urgency:** Yes

**Hearing Date:** August 29, 2025

**Policy Vote:** JUD. 11 - 2, PUB. S. 5 - 1

**Mandate:** Yes

**Consultant:** Liah Burnley

**Bill Summary:** Makes it a crime to make unsolicited offers on residential property in specified zip codes until January 1, 2027.

### **\*\*\*\*\* ANALYSIS ADDENDUM – SUSPENSE FILE \*\*\*\*\***

**The following information is revised to reflect amendments  
adopted by the committee on August 29, 2025**

#### **Fiscal Impact:**

- Unknown, potentially significant costs (local funds, General Fund) to the counties to incarcerate people for the crime created by this bill. The average annual cost to incarcerate one person in county jail varies by county, but likely ranges from \$70,000 to \$90,000 per year. For example, in 2021, Los Angeles County budgeted \$1.3 billion for jail spending, including \$89,580 per incarcerated person. Actual incarceration costs to counties will depend on the number of convictions and the length of each sentence. Generally, county incarceration costs are not reimbursable state mandates pursuant to Proposition 30 (2012).
- Workload cost pressures (General Fund) to the Department of Justice (DOJ) of an unknown but potentially significant amount. If state prosecutors file civil enforcement actions as authorized by this bill it will result in a significant workload increase.
- Unknown, potentially significant costs to the state funded trial court system (Trial Court Trust Fund, General Fund) to adjudicate the criminal and civil penalties in this bill. Defendants are constitutionally guaranteed certain rights during criminal proceedings, including the right to a jury trial and the right to counsel (at public expense if the defendants are unable to afford the costs of representation). Increasing penalties leads to lengthier and more complex court proceedings with attendant workload and resource costs to the court. The fiscal impact of this bill to the courts will depend on many unknowns, including the numbers of people charged with an offense and the factors unique to each case. An eight-hour court day costs approximately \$10,500 in staff in workload. This is a conservative estimate, based on the hourly rate of court personnel including at minimum the judge, clerk, bailiff, court reporter, jury administrator, administrative staff, and jury per-diems. If court days exceed 10, costs to the trial courts could reach hundreds of thousands of dollars. While the courts are not funded on a workload basis, an increase in workload could result in delayed court services and would put pressure on the General Fund to fund additional staff and resources and to increase the amount appropriated to backfill for trial court operations.

**Author Amendments:**

- Make the bill applicable to Ventura County.
- Add a severability clause.
- Make technical and conforming changes.

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