



NEW CALIFORNIA LAWS 2021 REAL ESTATE UPDATE

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All new laws reflected here are effective as of January 1, 2021, unless otherwise noted.

Assembly Bill 3182

Requires common interest developments (CIDs) to allow at least 25% of owners to rent or lease out their units starting January 1, 2021, regardless of whether the HOA has formally amended their governing documents.

Senate Bill 1305

Revocable transfer on death deed law extended for one year. Law authorizing simple procedure for transfer of property upon death is extended for one year.

Assembly Bill 38

Requires seller of property located in designated high fire areas to provide buyer with documentation stating that the property is in compliance with local law pertaining to defensible spaces or local vegetation management laws.

Assembly Bill 3074

Establishes, upon appropriation, an ember-resistant zone within five feet of a structure as part of the defensible space requirements for structures located in specified high fire hazard areas. Requires removal of material from the ember-resistant zone based on the probability that vegetation and fuel will lead to ignition of the structure by ember.

AB 2756 • AB 3012 • SB 872

3 new laws that expand consumer protections related to wildfire, and seek to provide greater information to consumers on their homeowners policies.

Senate Bill 1079

First, this law grants tenants, prospective owner-occupants, nonprofit affordable housing providers, community land trusts, limited-equity housing cooperatives, and public entities a 45-day window to purchase residential property through foreclosure if they can match (in the case of tenants) or exceed (in the case of other purchasers) the last and highest bid made on residential one to four single-family homes at the foreclosure auction. Second, this law prohibits sales of bundled properties at foreclosure auctions. Third, it increases local governments' authority to assess fines on owners of blighted properties acquired at foreclosure sales.

SOURCE: California Association of Realtors

Give me a call today for all your title and escrow questions!

KACHINA KRAFCHOW
Account Manager
619-925-2523
kachina.krafchow@corinthiantitle.com



Assembly Bill 3088

Foreclosure and Forbearance Protections: Homeowner Bill of Rights expanded to include small landlords (Urgency legislation that took effect immediately on August 31, 2020)

Assembly Bill 1885

Increases the homestead exemption to \$300,000 or the countrywide median sale price of a single-family home whichever is greater (not to exceed \$600,000)

Assembly Bill 2463

Prevents foreclosure on a judgment lien placed on an individual's principal place of residence if the underlying judgment, in turn, was based on a consumer debt.

Assembly Bill 2345

Revises Density Bonus Law to increase the maximum allowable density and the number of concessions and incentives a developer can seek.

Assembly Bill 2013

This law allows owners of property substantially damaged or destroyed in a Governor-declared disaster to reconstruct comparable improvements onsite with a return to the former improvement's base year value. While existing law effectively allows this in a form of a new construction exclusion, this law adds a new provision specific to post-disaster reconstruction following a Governor-recognized event and allows a more generous comparability definition.

There are many other new laws that will affect Californians in the new year. If you are a CAR Member, you can find more details by logging into your account at:

[www.car.org/legal/recent-legal-developments/2021 new laws](http://www.car.org/legal/recent-legal-developments/2021-new-laws)

For full details on any current or past legislation, please visit the California Legislative Information Website:
<https://leginfo.legislature.ca.gov>