

Government Affairs Committee 2nd Quarter 2020 Highlights

COVID-19 INFORMATION

Policy/Issue	Description	Status / Timing
LOCAL / STATE / FED	Below is a link to the current list of initiatives at the local, state and federal levels to alleviate economic strain for property owners and renters. Please note that these measures, orders and initiatives are being modified and updated regularly. https://naiopsfba.org/news/latest-news/local-legislative-updates-related-to-covid-19/	ONGOING
CALIFORNIA COURTS JUDICIAL COUNCIL	 The Judicial Council adopted emergency rules of court. Of note: Halts new eviction lawsuits. Tolls the statute of limitations for civil causes of action until 90 days after the Governor lifts the shelter in place order. This would also extend the deadline for CEQA lawsuits. 	ONGOING

STATE BALLOT & LEGISLATION

Policy/Issue	Description	Status / Timing
PROP 13 – SPLIT ROLL TAX CA Tax on Commercial and Industrial Properties for Education and Local Government Funding Initiative	The updated ballot initiative amends the state constitution to require commercial and industrial properties (with certain exceptions) to be taxed based on current assessed market value. The tax would generate \$11-\$12 billion for schools with implementation costs estimated at \$1 billion. The updated ballot measure has passed with over 1 million signatures and now includes the following: • \$3 million property value threshold for re-assessment. • January 1, 2022 effective date. 2022/2023 Tax Base Year with re-assessment every 3 years and 3-year phase in. Small business delayed until 2025/2026 tax year. • No exemption for owner operators.	November 3, 2020 Ballot
SELECTED CA STATE LEGISLATURE MEASURES	Between the CA Assembly and CA Senate, there are approximately 600 legislative bills this session that have a potential to impact real estate. Below are a few highlights: AB 687 – Assemblymember Tom Daly Authorizes an LLC to be licensed as a real estate broker. The bill would require the LLC to obtain an additional license to retain each additional member, manager, or officer to act under the company's license as a real estate broker.	CBPA – Support
	AB 2323 – Assemblymember Laura Friedman Requires than in order to qualify for any CEQA exemption on proposed development (including a mitigated negative declaration), the project undertaken is consistent with either a specific plan or community plan. This bill would impose this state mandate on the creation of local specific plan programs to comport with CEQA.	CBPA – Monitor
	 AB 2504 – Assemblymember Adrin Nazarian This bill would state the intent of the Legislature to enact legislation to encourage seismic safety by retrofitting of buildings and homes. SB 1070 – Senator Connie Leyva 	CBPA – Monitor CBPA – Oppose
	 This bill would require Planning and Zoning Law for the legislative body of each County and City to revise and recast the provisions regarding environmental justice elements in the body's General Plan. This includes disadvantaged communities, investment needs of these communities, policies designed to address the unique and compounded health risks and investment needs identified along with a program that sets forth a schedule of required meaningful actions with implementation deadlines. 	

LOCAL BALLOT & LEGISLATION

Policy/Issue	Description	Status / Timing
PROPOSITIONS D & E San Francisco, CA	Prop D: Vacancy Tax on Vacant Retail. Required 2/3 vote to pass.	PASSED with 70%
	Prop E: Potential limit on Prop M office allocation. Required simple majority to pass.	PASSED with 55%