




**Now What?
Some New Laws
Coming in 2024**

Presented by Kelly G. Richardson, Esq.
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1

AB 225 – Bus. & Professions 10084.2

Hazards booklet to be updated – 3 new chapters: wildfires, climate change, sea level rise.

2

**AB 1345 –
Civil Code 1670.12; Govt. Code 27280.6**

Bans exclusive listing agreements longer than 24 months on residential 1-4



[Practice of locking property owners into very lengthy exclusive listing agreements in exchange for a fee paid to the property owner]



3

AB 968 – Civil Code 1102.6h

Disclosure statute addition – “flippers” of a residential 1-4 must also disclose repairs, renovations – including room additions, structural mods, repairs other alterations, copy of permits.



Applies to offers accepted July 1, 2024 and after



4

SB 712 – Civil Code 1940.41

Landlords – can't ban "micromobility devices" in dwellings

Landlord CAN:
Ban repairing within dwelling,
Require storage in compliance with fire codes
Require storage in compliance with Fire Marshal info regarding lithium-ion battery safety.



What is a "micromobility device?"



AB 12 – Civil Code 1950.5

Landlords – security deposit – 1 month MAX

Except – landlord who is a person or LLC with 1 or 2 residential properties with no more than 4 total units for rent..



So much for protection, landlords!



AB 537 – Bus. & Prof. Code 17568.6

Vacation/Short-term rentals:

Must disclose all costs and fees of rental in its advertisement, except for local taxes.



SB 644 – Civil Code 1748.40, 1780.80

Vacation/Short-term rentals:

Must allow cancellation without penalty if at least 72 hours before check in and within 24 hours of making reservation.



AB 1033 – Govt Code 75852.2, 75852.25

The ADU – SINGLE UNIT CONDO PROJECT

Build ADU on one's lot, set it up as a 1 unit condo, ok to sell... if City sets up ordinances allowing it.



If lot is in existing HOA, must get HOA consent, utility providers must be notified
Question – What is a "1-unit condo"?



9

SB 71 – Code of Civ. Proc. 86, 116.220, 116.221

Limited Jurisdiction Superior Court (formerly "municipal court") limit increases from \$25,000 to \$35,000
Small claims court limit for people increases from 10,000 to 12,500, for other plaintiffs from \$5,000 to \$6,250.



10

SB 696 – Civil Code 1181.1, 1182, 1183; Govt Code 8231

Remote OnLine Notarizations – (!!)

Secretary of State must complete technology project



"You are who you say you are, right?"



11

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12