AGENDA

May 1, 2014

LEGISLATIVE COMMITTEE

Sacramento Convention Center
1:00 - 3:30 pm

MISSION STATEMENT:

The mission of the committee is to monitor and supervise the state implementation of C.A.R. public policy in legislation and regulation; and to evaluate policy recommendations that arise in C.A.R's five public policy committees: Transaction and Regulatory, Taxation and Government Finance, Land Use and Environmental, Home Ownership Housing and Investment Housing. The Legislative Committee is a level of government committee that reports to the Executive Committee and the Board of Directors.

PRESIDING:

Art Nellessen, Chair
Irma Vargas, Vice Chair
David Walsh, Vice Chair

Liaison:
Greg Galli, C.A.R. Executive Committee
Rick Violett, C.A.R. Executive Committee

Staff:
Alexander E. Creel, Senior Vice President and Chief Lobbyist
Stan Wieg, Staff Vice President and Legislative Advocate

I. OPENING REMARKS - Art Nellessen, Chair

II. ACTION REQUIRED

A. Home Ownership Housing Committee - Virginia Butler, Chair

B. Investment Housing Committee - Mike Clancy, Chair

C. Land Use and Environmental Committee - Staci Caplan, Chair

D. Taxation and Government Finance Committee - J. Michael Roberts, Chair

E. Transactions and Regulatory Committee - Clay Sigg, Chair

III. Updates and Reports

A. Legislative Day Recap and Member Mobilization - DeAnn Kerr

B. Legislative Environment Overview - Stan Wieg

C. Sponsored Legislation

1. **AB 1513 (Fox) Squatters** to specifically define the unlawful entering or possession of any real property and provide local agencies authority to evict such unlawful occupants.

2. **AB 2018 (Bocanegra) CalBRE "Team Names"** to provide needed clarification in the

regulation of “team” names by CalBRE.

3. AB 2039 (Muratsuchi) Auction Companies to require an auction company that takes over management of a sales transaction from a listing agent to hold the original listing agent harmless for any liability created by the auction company's actions.

4. AB 2136 (Daly) Electronic Transaction Documents to require that short-lived electronic communications (e.g., tweets, texts, etc.) must be reduced to a durable, retainable form before they are considered a “document” that is subject to the document retention requirements of the CalBRE.

5. AB 2169 (Cooley) Independent Contractors to clarify that the independent contractor status within existing law remains a legal option.

6. AB 2430 (Maienschein) CID Document Bundling. This measure will provide more specific document delivery and disclosure standards and tighten the anti-bundling provisions in connection with condominium sales and HOA document delivery requirements

7. AB 2540 (Dababneh) Email Address Collection by CalBRE to require licensees to provide and maintain a valid email address as part of their license application or renewal process so that CalBRE can communicate with licensees in a cost-effective and efficient manner.

8. SB 1091 (Galgiani) Central Rulemaking Registry will require state agencies to submit pre-rulemaking activities for publication by the Office of Administrative Law (OAL) in its California Regulatory Notice Register (Register). SB 1091 also requires the Register to serve as a central repository complete with a searchable and subscribeable website by Jan. 1, 2017.

9. SJR 19 (Correa) Federal Loan Limits: The Federal Housing Finance Agency has requested comments on a proposal to decrease national conforming loan limits. C.A.R. is SPONSORING this joint legislative resolution declaring the California State Legislature’s support to preserve existing federal loan limits.

D. Other

IV. Other Business

V. Adjournment