

ASSEMBLY BILL

No. 2282

Introduced by Assembly Member Calderon

February 18, 2016

An act to add Section 65009.5 to the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 2282, as introduced, Calderon. Rental housing: local limits.

Existing law, the Planning and Zoning Law requires cities and counties to prepare and adopt a general plan for their jurisdictions that contains certain mandatory elements, including a housing element. Existing law requires the housing element to include, among other things, an inventory of land suitable for residential development and make adequate provision for the existing and projected needs of all economic segments of the community. Existing law states legislative findings declaring that the preservation and enhancement of opportunities for homeownership are beneficial to the well-being and prosperity of the people of the state.

This bill would require that, on and after January 1, 2017, the number of single family dwellings that are used more than intermittently as rental properties be limited to an unspecified percent age of the total number of single family dwellings in the relevant postal ZIP Code area. The bill would provide that, if the number of these single family dwellings used as rental properties in a postal ZIP Code area already exceeds that percentage on January 1, 2017, the limit on rental properties would apply prospectively to proposed new rental properties. The bill would require the Department of Housing and Community Development to obtain information on the number of single family dwellings used as

rental properties in postal ZIP Code areas and make that information publicly available on its Internet Web site, organized by ZIP Code area.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 65009.5 is added to the Government
2 Code, to read:
3 65009.5. (a) It is the intent of the Legislature in enacting this
4 provision to promote the American dream of family home
5 ownership by maintaining and, over time, increasing the market
6 of homes that are available for purchase.
7 (b) (1) Notwithstanding any law to the contrary, on and after
8 January 1, 2017, the number of single family dwellings that are
9 used more than intermittently as rental properties shall be limited
10 to __ percent of the total number of single family dwellings in the
11 relevant postal ZIP Code area.
12 (2) On January 1, 2017, if the existing number of single family
13 dwellings that are being used more than intermittently as rental
14 properties in a postal ZIP Code area already exceeds the relevant
15 percentage for the area, the percentage for that area is deemed met,
16 but not exceeded, and the limit described in paragraph (1) shall
17 apply prospectively to proposed new rental properties.
18 (c) The Department of Housing and Community Development
19 shall obtain information on the number of single family dwellings
20 used as rental properties in postal ZIP Code areas and make that
21 information publicly available on its Internet Web site, organized
22 by ZIP Code area, so that buyers of single family dwellings can
23 determine where single family homes are available and where
24 limits on rental properties are, or may soon be, in effect.