Policy Update

April 10, 2018 – *Version*

SELECTED LEGISLATIVE REVIEW AND ISSUE W/ UPDATES

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Exemption (State and Local): Charitable Thrift (SB 1484/ E. Hernandez)
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Exemptions: Information Required Prior to Adoption by the Legislature (SB 726/ Wiener) *(Two-Year)*
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GOVERNMENT RELATIONS CONTACT

Brenda Narayan (Brenda.Narayan@avenuinsights.com/ 916.261.5147)
Fran Mancia (Fran.Mancia@avenuinsights.com/ 559.288.7296)
Resources: http://www.avenuinsights.com/category/governments-relations/

Sales and Use Taxes/ District Taxes

Sales and Use Tax Exemption (State and Local): Water Efficiency: Qualified water efficiency products sold or purchased during a 3-day period (Saturday preceding the last Monday of March and ending on the following Monday in March), for which a layaway agreement is entered into, a raincheck is issued, or other specified orders are placed, during this period. The overall revenue loss from this bill is estimated at $8.5 million in 2019 and $8.7 million in 2020. **(AB 3170/ Friedman)**

Sales and Use Tax Exemption (State and Local): Charitable Thrift: Deletes the January 1, 2019 sunset for the exemption. The exemption applies if the purpose of that thrift store is to obtain funding for medical, hospice, or social services provided to individuals with HIV or AIDS by the nonprofit organizations. **(SB 1484/ E. Hernandez)**

Sales and Use Taxes: Bicycles: Credit: City of Santa Monica: Allows the City to apply as a credit the amount the City paid to the CDTFA for the taxes imposed. The amount is measured by rental receipts, for the lease or rental of bicycles as part of a publicly shared regional bicycle system within the County of Los Angeles against an amount equal to what the City would have paid as sales tax reimbursement or use tax. **(AB 2938/ Bloom)**

Sales and Use Tax: Revenue Allocation: Public Safety Services: States the intent of the Legislature to enact legislation that would limit the amount of revenues from Proposition 172 that are maintained in reserves by counties to 5% of the total allocation of those revenues received in the previous budget year. **(SB 1366 and SB 1429/ Mendoza)**

Sales and Use Tax: Exemption: Information Required Prior to the Adoption by the Legislature: Would require any bill introduced after January 1, 2019, that authorizes an exemption imposed by the Sales and Use Tax Law to contain, among other provisions, specified goals, purposes, and objectives that the exemption will achieve, and detailed performance indicators, including data collection requirements, to measure whether the exemption is meeting those goals, purposes, and objectives. **(SB 726/ Wiener)** *(Two-Year)*

City of Berkeley: Transactions and Use Tax – Exclusion from 2% Cap: Would authorize the City to impose a transactions and use tax for general or specific purposes at a rate of no more than 0.5% that, in combination with other transactions and use taxes, would exceed the above-described combined rate limit of 2%, if the city adopts an ordinance proposing the tax and the ordinance proposing the tax is approved by the voters. **(AB 2920/ Thurmond)** *Updated*

Destination Point of Sale for On-Line Sales/ Taxing Services

Local Sales Taxes For On-Line Sales: Point of Delivery: Would change the allocation of tax revenue for online transactions by requiring all online retailers to deem the location of a sale based on point-of-destination rather than point-of-sale. SB 1466 becomes operative if SCA 20 is approved by the Governor, and ultimately California voters. During our meeting the author's staff we were told the author understands, and MuniServices/ Avenu agrees, the bill creates 'winners and losers' at the city / county level. We were told it is the author's intention to have the measure placed on the November 6, 2018 General Election ballot. June 28, 2018 is the last day for a legislative measure to qualify for this ballot. **(SB 1466 and SCA 20 / Glazer)** *Updated*

Sales Tax: Services (Post Federal Tax): *Impact:* Would impose a tax on the purchase of services from businesses in California at a specified percentage of the sales price of the service; requires the tax to be collected and remitted by the seller of the purchased services. The proposal is aimed at "high-end business services," such as those provided by lawyers, consultants, and accountants for corporations and other high-income businesses. According to the author, the impact on businesses subject to the new tax would be minimal because they can continue to deduct these costs on their federal taxes. *Exemptions:* Include health care services, and a business with gross receipts of less than $100,000 in the previous 4 quarters. *Revenue:* Revenue collected will be used to provide tax relief to middle-income and low-income Californians negatively affected by the recent Congressional tax reform bill. *Goal:* The proposal is designed to broaden California's tax base and to rebalance the state's volatile fiscal formula. **(SB 993/ Hertzberg)**

Property Taxes / Documentary Transfer Taxes/ Parcel Taxes

Property Tax: Exemption (Local) Veterans: Exempts the full value of principal place of residence of a veteran or veteran's spouse and unmarried surviving spouse of a veteran. **(AB 2254/ Lackey)**

Community Land Trust: For lien dates after January 1, 2019, qualifies property for the welfare exemption (used exclusively for religious, hospital, scientific, or charitable purposes) if the property is owned by a community land trust. Prohibits this exemption from being denied on the basis that the property does not currently contain property that is in the course of construction. **(SB 1056/ Beall)**

"Welfare Exemption" / Property Taxation Rental Housing: Moderate Income Housing: Exempts property starting January 1, 2019 that meets the requirements of the welfare exemption that is used exclusively for rental housing and related facilities. **(AB 3152/ Chiu)**

Local Parcel Taxes Imposed by School Districts: Relates to the authority for school districts seeking voter-approved parcel taxes; would allow parcel taxes to apply uniformly to unimproved properties taxed at a lower rate. **(AB 2954/ Bonta)** *Updated*

Property Tax Exemption (Local): Principal Place of Residence: Disabled Veterans: Exempts from taxation the principal residence of a veteran who is totally disabled as a result of injury or disease incurred in military service. **(AB 3209 / Frazier)**

Qualified Special Taxes: Exemption: Information (Parcel Tax): If a school district qualifies for an exemption from a special tax, would require a county tax collector to include a hyperlink identified as 'Parcel Tax Exemptions,' on the tax collectors' homepage. **(AB 2458/ Weber)**

Property Taxation: Base Year Value Transfers: Severely Disabled Child: Expands an existing property tax relief program that allows an eligible person to transfer the base year value of the principal residence to a replacement dwelling, provided the residence includes a person who has a severely and permanently disabled child. **(AB 1596 and ACA 12/ Gloria)** *(Two-Year)*

Property Taxation: Base Year Value Transfers: Disaster Relief (Governor's Declarations): Prohibits the limitation requiring the transfer of base year value within the same county from applying to the transfer of base year value of property that is substantially damaged or destroyed by a disaster occurring on or after January 1, 2017, to July 1, 2018, inclusive, to comparable property located within a different county that is acquired or newly constructed as a replacement for the substantially damaged or destroyed property. The bill would limit these provisions to intercounty transfers of base year value that occur on or after the effective date of this bill. **(SB 1091/ Stone & ACA 24 Waldron)** *Updated*

Property Taxation: Base Year Value Transfers: Allows the base year value of property that is eligible for the homeowner's exemption of any person, regardless of age or disability, to be transferred to any replacement dwelling, regardless of the value of the replacement property or whether the replacement property is located within the same county. ACA 20 is the accompanying measure that would ask the voters to approve the provisions in AB 1748. **(AB 1748 & ACA 20 Steinorth)**

Documentary Transfer Taxes (DTT): Limits Local Authority: Creates a uniform maximum DTT rate across the state at the statutory rate of $0.55 per $500 of considered property value. SB 1411 deletes the authority for a city located within a county to impose a documentary transfer tax at a higher rate. Under current law, cities and counties are authorized to impose a DTT at a specified rate upon deeds, instruments, or writings by which any lands, tenements, or other real property are transferred. **(SB 1411/ Moorlach)** *Updated*

Property Taxation: Change In Ownership: Creates a new "change in ownership" event for 'legal entity owned' real property that occurs when 90 percent or more of the direct or indirect ownership interests in that legal entity transfer in a planned single transaction. SB 1237 is similar to SB 259 from 2015. SB 259 would have resulted in annual property tax revenue gains of $26 million. **(SB 1237/ Bates)**

Changes Requirements for Certain Property Owners to Transfer Their Property Tax Base to Replacement Property. Initiative Constitutional Amendment and Statute: As of April 6, the ballot measure is pending signature gathering verification. Will remove the current requirements for homeowners who are over 55 years old or severely disabled to transfer their property tax base to a replacement residence. The DOF and LAO reports an annual property tax losses for cities, counties, and special districts of around $150 million in the near term, growing over time to $1 billion or more per year (in today's dollars). Annual property tax losses for schools of around $150 million per year in the near term, growing over time to $1 billion or more per year (in today's dollars. **(17-0013A1)**

Business License

Master Business License Act: Creates within the Governor's Office of Business and Economic Development a business license center to develop and administer an online state master business license system to simplify the process of engaging in business with state agencies. **(AB 767/ Quirk-Silva)** *(Two-Year)*

Business Licenses/ Identification Requirements: *Proposal:* Requires locality that licenses businesses carried on within their respective jurisdictions to accept a California driver's license or identification number, individual taxpayer identification number, or municipal identification number in lieu of a social security number if the city or county otherwise requires a social security number for the issuance of a business license. *Public Inspection/ Confidentiality:* A number collected will not be available to the public, is confidential, and will not be disclosed except as required to administer the licensure program or comply with a state law or state or federal court order. *Data Sharing:* Does not prohibit the sharing of aggregate data as long as it is disclosed in a manner that could not be used to determine the identity of the persons to whom the data pertains, whether alone, or in combination with other data. **(AB 2184/ Chiu)**

Local Governance / Additional Issues

State & Local Exemption (SB 2/ 2017) $75 Recording Fee: Exempts from the $75 recording fee for any real estate instrument, paper, or notice executed or recorded by the federal government pursuant to the Uniform Federal Lien Registration Act, or by the state, or any county, municipality, or other political subdivision of the state. Readers should note there are related measures pending related to exemptions for mining claims (AB 1915/ Mathis) and states of emergencies (AB 1765/ Quirk-Silva). SB 1327 (Atkins) includes intent language for clean-up language purposes. **(AB 120, Chapter 120, Statutes of 2018, and AB 110, Chapter 8, Statutes of 2018)** *Chaptered*

Ordinances: Violation Increase: Would increase the amount for a first violation to $130, $300 for a 2nd violation of the same ordinance within one year, and $800 for each additional violation of the same ordinance within one year of the first violation. The bill would, for violations of a local building and safety code determined to be an infraction, increase the amounts of the fines to $130 for a first violation, $700 for a 2nd violation of the same ordinance within one year, and $1,300 for each additional violation of the same ordinance within one year of the first violation. The bill would also provide for a fine of $2,500 for each additional violation of the same ordinance within 2 years of the first violation if the property is a commercial property and the violation is due to failure by the owner to remove visible refuse or failure to prohibit unauthorized use of the property. Existing law authorizes the legislative body of a city to make, by ordinance, any violation of an ordinance subject to an administrative fine or penalty and limits the maximum fine or penalty amounts for infractions, to $100 for the first violation, $200 for a 2nd violation of the same ordinance within one year of the first violation, and $500 for each additional violation of the same ordinance within one year of the first violation. **(AB 2598/ Quirk)** *Updated*

Ordinances: Property Forfeiture (City of Elk Grove): Authorizes the City to adopt an ordinance authorizing the city to confiscate and seek an order of forfeiture of property, whether personal or real, if that property is used to violate city code. **(AB 3208/ Cooper)**

Sidewalk Vendors/ Licensing: Limits Local Authority: Prohibits locals from adopting rules or regulations, by ordinance or resolution, that regulate or prohibit sidewalk vendors unless it first adopts a sidewalk vending licensing program that requires a sidewalk vendor to obtain a license from the local authority before selling food or merchandise. **(SB 946/ Lara)**

VLF Restoration for Annexed Areas (League-Sponsored): AB 2268 provides an identical financial fix for annexing cities as the one approved for four recently incorporated cities (SB 130/ 2017) and restores revenue previously allocated to cities that annexed inhabited territory prior the passage of SB 89 (2011). *Impacted localities (Fact Sheet)*: Over 140 annexing cities lost revenue that they relied on to provide essential community services to new residents such as funding police departments and investing in local infrastructure. These cities, including Fontana, San Bernardino, San Jose and Temecula, lost out on almost $5 million in revenue. This loss had not been anticipated, as the affected cities depended on these revenues when they made the policy decision to annex and serve new residents. AB 2491 would establish a separate VLF adjustment amount for future cities or any city incorporating after January 1, 2012 and for a qualified city incorporating after January 1, 2012 would establish a separate VLF fee adjustment amount. *Sample Support Letters:* http://blob.capitoltrack.com/17blobs/3ce32a08-6622-441b-8a44-e5a7befd4395; http://blob.capitoltrack.com/17blobs/5c10645f-72ba-45c9-8eae-593ef1205dec **(AB 2268 / Reyes & AB 2491 / Cooley and Quirk)**

Ordinances Review: Gambling: Requires the Department of Justice to review and comment on any submitted ordinance within 30 days of receiving the ordinance under the Gambling Control Act. **(AB 2838/ Low)**

Resolutions: Regional Park and Open Space Districts/ Financing: Authorizes the formation of a regional park and open space district by the adoption of a resolution of application by the legislative body of any county or city that contains the territory proposed to be included in the district. Requires the resolution to contain certain information, including the methods by which the district would be financed, including but not limited to special taxes and fees. **(AB 2600/ Flora)**

Local Initiatives Public Review Process: Would authorize the proponent of a county, municipal, or district initiative to withdraw the initiative at any time before the 88th day before the election, whether or not the petition has already been found sufficient by the elections official. **(SB 1153/ Stern)** *Updated*

Sugar-Sweetened Beverages: Study: Would require the California Department of Tax and Fee Administration to conduct a study and to submit a report to the Legislature, and to appropriate policy and fiscal committees, on how sugar-sweetened beverage taxes affect residents where those taxes are locally imposed within the state. The report is due by January 1, 2021. **(SB 1372 / Pan)** *Updated*

Nuisance Abatement: Would authorize, until January 1, 2024, a city or county to collect fines related to the nuisance abatement using a nuisance abatement lien or a special assessment. Would require any fines or penalties recovered to be used for supporting local enforcement of state and local building and fire code standards. **(SB 1416/ McGuire)** *Updated*

Car Registration/ Vehicles / Gas Taxes

Clean Cars 2040 Act: Prohibits the DMV from accepting an application for original registration of a motor vehicle unless the vehicle is a zero emissions vehicle. A commercial vehicle with a gross vehicle weight rating of 10,001 pounds or more, and a vehicle brought into the state from outside of the state for original registration would be exempt. **(AB 1745/ Ting)**

Proposition 69 (ACA 5, Motor Vehicle Fees and Taxes) June 2018 Ballot: If passed, will require that SB 1 (Road Repair and Accountability Act of 2017) revenues be dedicated to transportation purposes. It will constitutionally protect sales tax on diesel and Road Maintenance and Rehabilitation Account revenues from being diverted to the General Fund or other non-transportation related purposes. **Gas Tax Repeal:** The proposed initiatives (17-0033A1 and 17-0004) would repeal SB 1.

Transportation Funding Repeal: Repeals the Road Repair and Accountability Act of 2017. **(AB 1756/ Brough)**

Economic Development / Redevelopment 2018

Community Redevelopment Law of 2018: Would authorize a city or county to propose the formation of a redevelopment agency by adopting a resolution of intention that meets specified requirements, and submitting that resolution to each affected taxing entity and to each owner of land within the district. Would require the city or county that adopted that resolution to hold a public hearing on the proposal and would authorize that city or county to adopt a resolution of formation at the conclusion of that hearing. The bill would authorize an agency formed pursuant to these provisions to finance affordable housing or transit-oriented development projects. **(AB 1778/ Holden)** *Updated*

Office of Sustainable Outdoor Recreation: Establishes the Office of Sustainable Outdoor Recreation; promotes economic development and job growth of the outdoor recreation economy. **(AB 1918/ E. Garcia)**

California Economic Development Strategic Plan: Would require the Governor's Office of Business and Economic Development to lead the preparation of a California Economic Development Strategic Plan. **(AB 2596/ Cooley)**

Warehouses: Public Input: Would require each local agency to provide specified information to the public before approving an economic development subsidy for a warehouse distribution center, as defined, and to, among things, hold hearings and report on those subsidies. Would require a warehouse distribution center to provide a local agency any information necessary to comply with these provisions. **(AB 2853/ Medina)** *Updated*

Community Redevelopment Law of 2018: Would authorize a city or county to propose the formation of a redevelopment housing and infrastructure agency by adoption of a resolution of intention and providing that resolution to each affected taxing entity. Would require the city or county that adopted that resolution to hold a public hearing on the proposal to consider all written and oral objections to the formation, as well as any recommendations of the affected taxing entities, and would authorize that city or county to adopt a resolution of formation at the conclusion of that hearing. Please refer to the entire measure for additional provisions. **(AB 3037/ Chiu)** *Updated*

Underground Economy: Establishes Tax Recovery and Criminal Enforcement Task Force (TRaCE) in the DOJ to combat underground economic activities through a multi-agency collaboration to, among other things, recover state revenue lost to the underground economy. **(SB 1272/ Galgiani)**

Enhanced Infrastructure Financing Districts: Maintence: Authorizes an infrastructure financing district to finance the ongoing or capitalized costs to maintain public capital facilities financed by the district. **(SB 1145/ Leyva)**

Cannabis

Cannabis Programs: Cooperation with Federal Authorities: Would prohibit state and local agencies from taking certain actions regarding the commercial and non-commercial cannabis activity without a federal agent obtaining a court order signed by a judge and presenting that order to the agency. There is concern the bill may impact local control with respect to cooperation with federal agencies. **(AB 1578/ Jones-Sawyer)** *(Two-Year)*

Cannabis: Local Jurisdiction Licensees: Event Permits: Authorizes a local jurisdiction to apply for a temporary event license under MAUCRSA, and requires that local jurisdiction to comply with all existing licensure requirements that apply to any other applicant, except for specified provisions relating to background checks and prior convictions. **(AB 2020/ Quirk)**

Cannabis: Temporarily Reducing State Taxes: Reducing Cannabis Black Market: Would reduce the excise tax rate on cannabis (Proposition 64) to 11% on and after the effective date of this bill until June 1, 2021, at which time the excise tax rate would revert to 15%. This bill would suspend the imposition of the cultivation tax on and after the effective date of this bill until June 1, 2021. Legal growers report the excise and grower's taxes are a burden on top of local taxes adopted by cities and counties, as well as a sales tax that is as high as 9.2% in some counties. **(AB 3157/ Lackey and Bonta)** *Updated*

Banks for the Cannabis Industry: Would provide for the licensure and regulation of cannabis limited charter banks for the purpose of providing limited banking and custodial services to cannabis businesses. Would permit the special purposes checks to be used for the payment of state and local fees and taxes, payment of rent on property associated with the account holder's cannabis business, payment of vendors located in California. **(SB 939/ Hertzberg)** *Updated*

Cannabis: Local Control: City Responsibility for County: Requires a city to assume from the county complete responsibility for any regulatory function relating to licensees located within the jurisdictional boundaries of the city, regardless of whether the state delegates to the city full power and authority to enforce MAUCRSA and promulgated regulations. **(AB 2717/ Lackey)**

Cannabis: Local Jurisdiction: Prohibitions on Delivery: Prohibits a local jurisdiction from preventing the delivery of cannabis or cannabis products on public roads, or to an address that is located within that jurisdictional boundaries, by a licensee who is acting in compliance with MAUCRSA, and who is acting in compliance with any license, permit, or other authorization obtained from another local jurisdiction. **(SB 1302/ Lara)**

Shared Economy Housing / TOT Revenues

Privacy: Lodging, Common Carriers, and Public Places of Accommodation/ Protecting Local Audits: As amended, and among other provisions, this bill would prohibit entities that offer lodging, transportation, or other accommodation to the public from disclosing, producing, providing, releasing, transferring, disseminating, or otherwise communicating all or any part of any guest record, as defined, orally, in writing, or by electronic or any other means to a 3rd party, other than a California peace officer, without a court-issued subpoena, warrant, or order. We agree with the bill's intent. MuniServices is providing the authors office with a list of items that are needed for an audit review and will encourage consideration of amendment language as a safeguard that would require the hotels or short-term rentals to disclose all records necessary for compliance with ordinances that govern revenue reporting and TOT compliance audits. The bill is ACLU-sponsored. **(SB 1194 / Lara)** *Updated*

State Employee Travel Reimbursement: Removes the January 1, 2019 sunset on (AB 229 / Chang) that authorized state employees traveling on official state business to be reimbursed for using a TNC or short-term lodging rental. Locals are encouraged to follow this bill especially with respect to any local revenue impact due to exemptions. **(AB 2777/ Daly)**

Telecommunication/ Utility Issues / Net Neutrality

Local Government: Public Broadband Services: Prohibits a local agency that is authorized to engage in the provision of broadband Internet access service in the state from taking certain actions regarding the accessing of content on the Internet by end users. **(AB 1999/ Chau)**

Local Publicly Owned Electric and Gas Utilities: Requires the PUC to direct an electrical or gas corporation to provide as many of specified weatherization measures as are feasible and cost effective for each eligible low-income dwelling unit and provides that weatherization may also include water conservation measures that result in energy savings. **(AB 1995/ E. Garcia)**

Water Utility Service: Sale of Water/ Protests: Permits a city that owns and operates a public utility for furnishing water service to sell the public utility for the purpose of consolidating its public water system with another pursuant to the procedures that are generally applicable to the sale of real property by a city, only if the potentially subsumed water system is wholly within the boundaries of the city. **(AB 2339 / Gipson)**

Local Government Renewable Energy Self-Generation Program: Under the bill it will not required that an eligible renewable generating facility be located on property that is contiguous with the property on which the benefiting account is located and it is permissible that the electricity generated by the eligible renewable generating facility flows through a part of the electrical transmission or distribution system of the electrical corporation that is located upon property that is under the jurisdiction of another local government or that is state-owned property. **(AB 2077/ Limon)** *Updated*

Santa Clara Valley Water District / Exemption from Special Taxes: Authorizes this District to require a taxpayer seeking an exemption from special taxes to verify his or her age, disability status, or household income. Authorizes the board of directors of the district to provide the exemption. **(AB 1889/ Caballero)**

Net Neutrality/ Broadband Internet Access: SB 822 states the intent of the Legislature to enact legislation to effectuate net neutrality in California utilizing the state's regulatory powers and to prevent Internet service providers from engaging in practices inconsistent with net neutrality. The FCC in December 2017 repealed "net neutrality" rules by returning broadband Internet access service to its prior classification as an information service, and reinstating the private mobile service classification of mobile broadband Internet access service. It is unclear whether this decision will affect UUT receipts from Over the Top (OTT) streaming video. **(SB 822/ Wiener)**

Discontinuation of Residential Water Service: Urban and Community Water Systems (200 or more Connections)/ Local Impact: Prohibits a water shutoff for any household for at least 60 days following a delinquency and requires direct contact with an adult in the household 3 days before any shutoff. Prohibits a water shutoff until a local health agency determines, at the request of a resident, that a shutoff would not result in a grave threat to residents' health and safety. It is unclear whom would pay the cost for the determination. A positive determination limits a shutoff for at least 90 days, at which time the water system may request a reassessment. Requires an urban water supplier or an urban and community water system regulated by the PUC to comply with the bill's provisions on and after February 1, 2019, and any other urban and community water system to comply with the bill's provisions on and after April 1, 2019. http://blob.capitoltrack.com/17blobs/047a8e1d-e9db-4f38-bc1b-f877813307ff
(SB 998/ Dodd) *Updated*

PUC Rates: Federal Tax Law Changes / Adjustments: Impact on Local UUT Revenues: Would direct the CPUC to reduce the rates it approves for investor-owned utilities such as PG&E, Southern California Edison, SoCalGas, and San Diego Gas & Electric for gas, electricity, and water service in order to pass on to customers the tax savings these utilities will receive under the recently enacted federal tax bill. This will indirectly result in lower UUT revenues for cities from these utilities, since UUTs are based on the customer service charges and this bill will reduce those charges. **(SB 1028/ Hill)** *Updated*

Housing

Affordable Housing Authorities: Infrastructure: Would authorize an affordable housing authority to provide for infrastructure to support the development of affordable housing. **(AB 1792/ Frazier)** *Updated*

Local Agencies: Surplus Land / Expand Definition: Expands the definition of local agency to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state that is empowered to acquire and hold real property. **(AB 2065/ Ting)**

Density Bonuses: Applications Deemed Approved: Requires that if a city or county does not determine whether a density bonus application is complete within a certain number of calendar days after it was submitted, then that application is deemed approved. Requires an applicant who resubmits a density bonus application to make whatever changes are necessary to make the application complete. Authorizes an applicant to appeal that decision first to the planning department of the city or county. **(AB 2753/ Friedman)**

Building Permit Fees: Waiver: Authorizes cities and counties to waive or reduce all building permit fees for improvements to the home of a person at least 60 years of age with a qualifying disability that are made to accommodate that disability. **(AB 2132/ Levine)**

Vertical Housing Districts: Would authorize an affected taxing entity or entities to form a vertical housing district to finance the development of vertical housing zone projects. Would authorize the district to receive incremental property tax revenues from the affected taxing entities and would authorize the public financing authority of the district to provide those funds to vertical housing zone projects for a period of 15 or 20 years following completion of the project. **(AB 2553/ Friedman)** *Updated*

Planning and Zoning: Transit-Rich Housing Bonus: Undermines Local Authority: Would require local governments, including charter cities, to, if requested, grant a development proponent of a transit-rich housing project a transit-rich housing bonus if that development meets specified planning standards, including complying with demolition permit requirements, local inclusionary housing ordinance requirements, preparing a relocation benefits and assistance plan, any locally adopted objective zoning standards, and any locally adopted minimum unit mix requirements. **(SB 827/ Weiner)** *Updated*

Accessory Dwelling Unit: Would revise the standards for the local ordinance to include a prohibition on considering the square footage of a proposed accessory dwelling unit when calculating an allowable floor-to-area ratio for the lot. Would prohibit locals from: requiring off-street parking spaces when a parking structure is converted, imposing fees for utilities, and charging impact and capacity fees. Creates an amnesty program for non-legal ADUs to become compliant. **(SB 831/ Wieckowski)** *Updated*