

CALIFORNIA LEGISLATIVE  
ACTION COMMITTEE

  
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ASSOCIATIONS INSTITUTE

  
CALIFORNIA REPUBLIC

## CAI-CLAC 2021 Accomplishments

The 2021 Legislative Session was again impacted by COVID-19 limiting in-person participation in legislative hearings. It also required CAI-CLAC to host its first virtual Legislative Days at the Capitol, which was a huge success and included more than 200 participants over multiple days of meetings.

2021 also turns out to be one of the most successful Legislative Sessions in recent memory for CAI-CLAC. We monitored nearly 50 bills and actively engaged on more than ten.

Below is a list of our accomplishments for 2021 which could not have been possible without the participation of our Chapter Legislative Support Committees and members throughout the State.

### **AB 502 (DAVIES) – ELECTION BY ACCLAMATION**

**AS INTRODUCED:** AB 502 sought to delete the 6,000-unit limitation for election by acclamation placed into law by SB 754 (Moorlach, 2019). As amended, AB 502 authorizes any association to elect board members by acclamation when the number of candidates is less than or equal to the number of vacancies. However, the Legislature did extend the time for initial notice of an election and requires an additional individual notice to the membership. An association is also limited to no more than three consecutive elections without a secret ballot election.

**POSITION:** Support.

**RESULT:** This bill passed the Legislature with bipartisan support and was signed by the Governor.

### **AB 1101 (IRWIN) – ASSOCIATION FINANCES**

**AS INTRODUCED:** AB 1101 sought to clarify issues members had with AB 2912 (Irwin, 2018). This bill

clarifies the type of insurance an association needs to protect against embezzlement. The bill also clarifies when a transfer requires board approval.

**POSITION:** CAI-CLAC Sponsored Legislation.

**RESULT:** This bill passed the Legislature with bipartisan support and was signed by the Governor.

### **AB 1584 (COMMITTEE ON HOUSING) – SHORT TERM RENTAL CLEAN-UP**

**AS INTRODUCED:** AB 3182 (Ting) created new rental restrictions on associations, which requires, among other things, governing documents to be amended in compliance with the new changes by January 1, 2022. AB 1584 includes language allowing the governing documents to be amended in compliance with the changes in AB 3182 by a vote of the Board and extends the deadline to July 1, 2022.

**POSITION:** Support.

**RESULT:** This bill passed the Legislature with bipartisan support and was signed by the Governor.

  
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## CAI-CLAC 2021 Accomplishments (cont'd.)

### SB 9 (ATKINS) – SINGLE FAMILY RESIDENTIAL ZONING – LOT SPLITTING

**AS INTRODUCED:** SB 9 requires ministerial approval of a housing development of no more than two units in a single-family zone (duplex), the subdivision of a parcel zoned for residential use into two parcels (lot split), or both.

**POSITION:** Opposed unless amended to exclude CIDs.

**RESULT:** The author submitted a Letter to the Journal clarifying the bill was not intended to impact the governing documents of a common interest development. This bill passed the Legislature with bipartisan support and signed by the Governor.

### SB 60 (GLAZER) – SHORT TERM RENTALS – LOCAL ORDINANCE ENFORCEMENT

**AS INTRODUCED:** SB 60 would raise the maximum fines for violation of an short-term rental ordinance that poses a threat to health or safety, to \$1,500 for a first violation, \$3,000 for a 2nd violation of the same ordinance within one year, and \$5,000 for each additional violation of the same ordinance within one year of the first violation. The bill would make these violations subject to the process for granting a hardship waiver.

**POSITION:** Support.

**RESULT:** The bill passed the Legislature with bipartisan support and was signed by the Governor.

### SB 391 (MIN) – VIRTUAL MEETINGS

**AS INTRODUCED:** SB 391 authorizes common interest development (CID) boards to meet by teleconference, without identifying a physical location where CID members may attend, in an area affected by a disaster or emergency which makes it impossible to meet in person.

**POSITION:** Support.

**RESULT:** This bill passed the Legislature with bipartisan support and signed by the Governor.

### SB 432 (WIECKOWSKI) – ELECTIONS

**AS INTRODUCED:** SB 432 addresses a number of technical issues created by the passage election legislation from 2019, including: requiring (rather than authorizing) a homeowners association (HOA) to disqualify a nominee for a board director slot under specified circumstances; clarifying a candidate for an HOA board must be in compliance with a payment plan for any overdue assessments (rather than simply being required to enter into a payment plan); specifying any requirements placed on nominees must also be placed on existing directors; amending the corporations code for recall elections to be consistent with the election timelines in the Civil Code; and requiring an HOA to retain election materials for one year after the election.

**POSITION:** Neutral.

**RESULT:** This bill passed the Legislature with bipartisan support and signed by the Governor.

CAI-CLAC is always looking for ideas for common sense legislation to sponsor. Please send ideas/feedback to our Legislative Strategy and Research Committee at [LSRC@caiclac.com](mailto:LSRC@caiclac.com).

## WHAT IS CAI-CLAC?

The California Legislative Action Committee (CLAC) is a volunteer committee of the Community Associations Institute (CAI) consisting of homeowners and professionals serving community associations. CAI is the largest advocacy organization in America dedicated to monitoring legislation, educating elected state lawmakers, and protecting the interests of those living in community associations in California.



## CAI-CLAC AS A VOLUNTEER ORGANIZATION

- Is a non-profit, non-partisan volunteer committee comprised of two Delegates and one Liaison from each of the eight CAI California chapters.
- Represents 13 million homeowners and property owners in more than 50,000 associations throughout California.
- Is NOT a PAC (Political Action Committee) and makes no financial campaign contributions.
- Depends solely on the donations of community associations, their boards of directors and those who serve association members.

## CAI-CLAC'S MISSION

To safeguard and improve the community association lifestyle and property values by advocating a reasonable balance between state statutory requirements and the ability and authority of individual homeowners to govern themselves through their community associations.

## JEFFREY A. BEAUMONT, ESQ. | BEAUMONT TASHJIAN CAI-CLAC 2021-2022 CHAIR



Jeffrey A. Beaumont, Esq. is the senior partner of Beaumont Tashjian, a full-service community association law firm providing general counsel, litigation and assessment collections services to its clients with offices throughout Southern California. Mr. Beaumont has been representing community associations for over 20 years. In addition to his practice, he is actively involved in industry organizations through his participation in Community Associations Institute (CAI) and California Association of Community Managers. Mr. Beaumont proudly served as a two-time past president of the CAI Greater Los Angeles and Channel Islands Chapters and is admitted to the College of Community Association Lawyers, earning his CCAL designation. Mr. Beaumont also served as the Channel Islands Chapter's CLAC delegate for over 10 years before being inducted in 2019 as a lifetime delegate. Significantly, Mr. Beaumont will be serving as the Chair for CAI-CLAC's Executive Committee for 2021 and 2022.

## LOUIE A. BROWN, JR. | CAI-CLAC ADVOCATE



Louie A. Brown, Jr. is a partner with Kahn, Soares & Conway, LLP. He manages the firm's Government Relations Group representing clients before the California State Legislature and various state administrative agencies.

Louie specializes in providing clients with expert advice in maneuvering through California's complex legislative and administrative process. He has written numerous laws and played key roles in many of the Legislature's major accomplishments and budget negotiations over the last decade.

Louie earned his Bachelor of Science Degree from California Polytechnic State University in San Luis Obispo, California and his Juris Doctor from the McGeorge School of Law.

Louie and his wife, Kymberlee, reside in Elk Grove with their three children.