

## What's New in Government Affairs

### ***Sacramento Wrap-Up Edition!***

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## STATE

*Last week after last-minute negotiations with the Legislature, Governor Schwarzenegger signed a number of bills on his desk just before the deadline passed. Here is a quick round-up of some of the bills signed by the Governor that we've been watching:*

**SB 407 (Padilla) Point-of-Sale Plumbing Fixture Replacement** - Would have required that residential and commercial properties be retrofitted at point-of-sale with low-flow water fixtures. C.A.R.'s amendments removed point-of-sale from the bill and instead require retrofits by 2017.

**AB 457 (Monning) Notice to Property Owners of Lien Rights** - Requires that proof of a Notice of Mechanic's Lien be served upon the property owner as a condition of recording with a county recorder. C.A.R. supported bill's improved notice to property owners about their rights.

**AB 957 (Galgiani) Buyers Choice in Escrow** - RESPA prohibits lenders from forcing buyers to purchase title insurance from a particular provider. AB 957 strengthens protections by prohibiting a REO seller from forcing buyer to purchase title and escrow coverage from seller-chosen providers.

**AB 210 (Hayashi) Green Building Standards** – Clarifies current law, assuring that local jurisdictions have the authority to adopt green building standards that are more stringent than those adopted by the state, but only if they follow the procedure currently in place to change any other local building codes, which is to make a finding of need for the more stringent standards.

**AB 758 (Skinner and Bass) Energy Audit** - AB 758 revisits AB 2678 (Nunez), the home energy audit bill from 2008, which would have required energy audits and recommended retrofits at point-of-sale. AB 758 does not include point-of-sale and instead ensures that any home energy audit or improvement will not unreasonably affect the home purchasing process and must be cost effective.

**AB 920 (Huffman) Net Metering** - This bill will permit owners of solar and wind renewable energy systems to receive compensation from their electric utility for excess power generated annually. C.A.R. supported AB 920 because it will ensure that property owners are given incentives to not only install renewable energy systems, but also to conserve the energy they produce.

**AB 1085 (Mendoza) CARB Regulation "Sunshine" Law** - This bill requires the California State Air Resources Board (CARB) to make all of the technical data used in the development and cost analysis of a proposed regulation available to the public. C.A.R. supported AB 1085.

**AB 474 (Blumenfield) Water Efficiency Improvements** - Existing law permits local governments and property owners to contractually finance the installation of energy efficiency improvements on existing homes. AB 474 permits these contractual agreements to include water efficiency improvements. C.A.R. supported because it offers a workable alternative to point-of-sale for water efficiency upgrades to existing property.

### Why Government Affairs?

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