

authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus land. The bill would revise the definition of "surplus land" to mean land owned by any local agency that is not necessary for the agency's governmental operations, except property being held by the agency expressly for the purpose of exchange for another property necessary for its governmental operations and would provide that land is presumed to be surplus land when a local agency initiates an action to dispose of it.

AB 1497 (Holden D) Hosting platforms. (SPOT BILL)

Existing law, the California Fair Employment and Housing Act, prohibits an owner of housing from engaging in specific acts of discrimination against a person seeking to purchase, rent, or lease any housing accommodation. Existing law requires a hosting platform, as defined, to provide notice, as specified, to an offeror listing a residence for short-term rental on the hosting platform. This bill would express the intent of the Legislature to enact legislation that would make hosting platforms subject to fair housing laws.

AB 1731 (Boerner Horvath D) Short-term rentals: coastal zone.

Existing law requires a hosting platform, as defined, to provide a specific notice to an occupant listing a residence for short-term rental on a hosting platform that states, among other things, that, if the occupant is a tenant, listing the room, home, condominium, or apartment may violate the lease or contract and could result in legal action by the landlord, including possible eviction. This bill would authorize a housing platform to make available a residentially zoned or residentially used unit within a residential property that is located within the coastal zone as a short-term rental 365 days per year if the primary resident lives onsite of the residential property full time. The bill would prohibit a housing platform from making available residential property that is located within the coastal zone in which the primary resident does not live onsite full time as a short-term rental for more than 30 days per year, unless the primary resident makes the residential property available as a short-term rental in accordance with the Lower Cost Coastal Accommodations Program administered by the State Coastal Conservancy. The bill would also require the housing platform facilitator of the short-term rental to be responsible for collecting and remitting applicable transient occupancy taxes, as specified.

