



LEGISLATIVE REPORT

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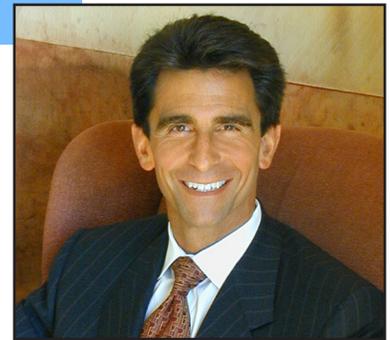
Ellis Act Bill Not Moving Forward

SB 1439 will not be moving forward this year.

Leno, a hardworking author, is very much respected for the aggressive manner with which he advocates for his own bills. However, on the Ellis Act issue, his luck ran out in the Assembly.

After failing passage last week in Assembly Housing Committee, Senator Leno has officially decided to abandon efforts to amend the Ellis Act. SB 1439 was a San Francisco only bill, and sought to amend the Ellis Act by making it more restrictive for property owners to use the law. The bill was double referred to two committees in the Assembly; Assembly Housing and Assembly Judiciary. The Senator faced a tough hurdle needing to pass two committees this week, including the one that previously rejected the proposal.

The Senator vigorously fought for SB1439, a bill that would have forced property buyers to own a building for at least five years before they could evict tenants using the Ellis Act. The bill garnered much interest among property owners and tenant groups as it narrowly passed the Senate last month and fell one vote short in the Assembly's housing committee



Senator Mark Leno

last week. The Senator did ask for reconsideration (not uncommon for a bill that has failed passage) in the hopes of resurrecting it, however, with bill deadlines looming and no signs from committee members to change their votes, he shelved the issue for the year.

While Senator Leno will not pursue a change this year, he did say he is likely to bring the Ellis Act bill back again next year. This is the second Ellis Act bill to be defeated this year. AB 2405 by Assembly Member Ammiano failed passage in the Assembly Judiciary Committee last month. As you may recall, AB 2405 would have allowed local governments to place a moratorium on Ellis Act evictions when the housing supply dips to critically low levels.

While we are pleased that efforts to defeat the bill were successful, we will need to be prepared for its reintroduction next year.