

There are multitudinous legislative bills presented each year and this year is no exception. Two bear noting, AB 1921 and AB567. The first, AB1921, is a two year effort by The California Law Revision Commission (CLRC) and will implement the recommendation of the CLRC. The Commission was created in 1953 as the permanent successor to the Code Commission and given responsibility for the continuing substantive review of California statutory and decisional law. The commission consists of one Member of the Senate appointed by the Committee on Rules, one Member of the Assembly appointed by the Speaker, and seven additional members appointed by the Governor with the advice and consent of the Senate.. The Commission assists the Legislature in keeping the law up to date by:

- Intensively studying complex and sometimes controversial subjects
- Identifying major policy questions for legislative attention
- Gathering the views of interested persons and organizations
- Drafting recommended legislation for legislative consideration

AB1921 will implement the recommendation of the California Law Revision Commission (CLRC) to repeal and replace the Davis-Stirling Common Interest Development Act. The new statute will continue the substance of the existing law in a more user-friendly form. There are numerous advantages, but primarily, it will provide advantages for homeowners who must read, understand, and apply the law governing CIDs. This bill should receive our support.

AB567, the second bill, is sponsored by Lori Saldaña, Assemblywoman District 76. This bill will establish a CID Bureau within the Department of Consumer Affairs to assist common interest development homeowners, on a pilot project basis until 2014. The Bureau will provide numerous important services:

- Education of homeowners and association officers through training classes and materials.
- Maintain an Internet Website and toll-free telephone call center to answer homeowner's questions about their rights and responsibilities.
- Empirical data collection. This will provide policy makers with reliable information about the nature and incidence of problems occurring within California's 41,000 common interest developments.
- Neutral, nonjudicial forum for resolution of common interest development disputes. Many disputes could be resolved informally through Bureau facilitated mediation. As a last resort, the Bureau will have authority to issue a citation for violation of the law.
- Provide homeowners with a mechanism to avoid expensive lawsuits by providing an inexpensive way to resolve disputes and enforce CID state laws.

The Bureau will be funded through an **annual** fee of \$5 per CID unit. AB567 deserves our support as at present there is no assistance for homeowners and/or Boards who have disputes. This bill, AB567 will provide the neutral, nonjudicial forum. Please write to Senator Dick Ackerman and Assemblyman Chuck DeVore voicing your support of these bills.