

# NEW CALIFORNIA LAWS 2025

## Real Estate Legislative Update

*The information below is only a partial list and is not a comprehensive explanation of the upcoming 2024 California laws. It is being provided solely as a courtesy and as a guide. All laws are effective January 1, 2024 unless otherwise noted. The legislation in its entirety can be found at: <http://leginfo.legislature.ca.gov>*

Make sure your next transaction isn't affected by any of these new laws. Stay educated about your next closing!

### **AB 2533 AMNESTY LAW:**

Extends the Accessory Dwelling Unit (ADU) amnesty law to unpermitted ADUs and junior accessory dwelling units (JADUs) built before 2020. Requires cities and counties to provide a clear process for homeowners to obtain permits for their unpermitted ADUs.

### **AB 2992 BUYER REPRESENTATION AGREEMENTS:**

Requires a buyer representation agreement to be executed between a buyer's agent and a buyer as soon as practicable, but no later than executing the buyer's offer to purchase real property. This law applies to nearly all types of property but excludes leases and rental agreements.

### **SB 1366 / 382 NEW DISCLOSURES REGARDING:**

A seller who received assistance with domestic water storage and replacements of gas powered appliances being transferred with the property shall deliver a prospective buyer with a disclosure statement. (Exemptions include sales of property in probate, bankruptcy, foreclosure, REOS and certain trusts. A buyer may terminate the purchase agreement within five days of delivery of this disclosure (or three days if delivered personally).

### **AB 295 FORECLOSURE:**

Prohibits a person from contacting, soliciting, or initiating communication with an owner to claim the surplus funds from a foreclosure sale of the owner's residence before 90 days after the trustee's deed has been recorded.

### **AB 2016 PROBATE:**

This bill update raises the limit of the small estate exception limit to \$750,000 for the decedent's primary residence, allowing asset distribution outside probate to the successor of the property within 40 days of the deceased real property owner. It is up to the successor to decide the future of the property. The title and escrow process looks similar; however, additional documentation of title will be required.

For additional laws and descriptions, please visit this page: [www.car.org/en/riskmanagement/qa/New-Laws/2024-New-Laws](http://www.car.org/en/riskmanagement/qa/New-Laws/2024-New-Laws)

