

CALIFORNIA LEGISLATURE—2025-2026 SIMULATION SESSION

SENATE BILL

NO 36

Introduced by Senator Pérez

Endorsed by senators: Padilla, Durazo, Blakespear, Laird.

October 1, 2025

An act to add Section 12955.8 to the Government Code, relating to housing discrimination, in order to protect individuals from discrimination of former living arrangements.

LEGISLATIVE COUNCIL'S DIGEST

SB 36, as introduced, Pérez. Equal Access Act.

Existing law such as the Fair Employment and Housing Act prohibits discrimination in housing, based on specified characteristics such as race, gender, disability, and source of income. However, existing law does not explicitly prohibit discrimination against one's living conditions either current or in the past.

This bill would prohibit discrimination regarding housing status and access to publicly available facilities. The bill will provide a proper definition of "housing status" to include an individual's current or past experience of homelessness.

Vote: Majority Appropriation: No Fiscal Committee: No Local Program: No

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 12955.8 is added to the Government Code, to read:

12955.8 Within this section, "housing status" includes, but is not limited to, an individual's current or past experience of homelessness, whether that be residence in a shelter, encampment, or any other temporary housing arrangements.

(a) It is unlawful for any person, business, landlord, property owner, or provider of public accommodations to discriminate against an individual based upon their housing status. This includes, but is not limited to:

(1) Denying access to public accommodations or facilities that are open to the general public.

(c) Enforcement of this section shall be congruent with existing state laws that prohibit discrimination, including penalties and remedies provided under the Fair Employment and Housing Act.

(d) This person shall not be constructed to require any individual to lease property that violates local zoning or safety laws.

SECTION 2. Because this act imposes no new duties of local agencies and is strictly intended to clarify existing civil rights protections, no reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution.