

AMENDED IN SENATE MARCH 20, 2025

**SENATE BILL**

**No. 237**

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**Introduced by Senator Grayson**

January 29, 2025

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An act to ~~amend Section 15653 of the Welfare and Institutions Code, relating to adult protective services;~~ *add Section 1102.6m to the Civil Code, relating to real property.*

LEGISLATIVE COUNSEL'S DIGEST

SB 237, as amended, Grayson. ~~Adult protective services.~~ *Single-family residential property: sale: disclosures.*

*Existing law requires that specified disclosures be made upon any transfer by sale, exchange, real property sales contract, lease with an option to purchase, any other option to purchase, or ground lease coupled with improvements, of any single-family residential property.*

*This bill would require a seller of a single-family residential property that was rebuilt after the property was destroyed by an event for which a state of emergency or local emergency was declared and for which a certificate of occupancy was issued on or after January 1, 2025, to disclose to the buyer specified additional information, including the name and license numbers of any contractors that performed work on the property, the permits obtained to rebuild the property, and the names and license numbers of any third parties that performed work on the property that requires a license.*

~~Existing law requires the State Department of Social Services in cooperation with representatives of county government, and in consultation with other concerned state departments to maintain minimum guidelines for use by county adult protective services agencies in determining when an investigation of abuse is warranted.~~

~~This bill would make a technical, nonsubstantive change to this provision.~~

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1     *SECTION 1. Section 1102.6m is added to the Civil Code, to*  
2     *read:*

3     *1102.6m. In addition to any other disclosures required by this*  
4     *article, the seller of a single-family residential property subject to*  
5     *this article that was rebuilt after the property was destroyed in an*  
6     *event for which a state of emergency or local emergency, as those*  
7     *terms are defined in Section 8558 of the Government Code, was*  
8     *declared and for which a certificate of occupancy was issued on*  
9     *or after January 1, 2025, shall disclose all of the following to the*  
10    *buyer:*

11    *(a) The names and license numbers of any entity that performed*  
12    *work to rebuild the property and for which a contractors license*  
13    *is required pursuant to the Contractors State License Law (Chapter*  
14    *9 (commencing with Section 7000) of Division 3 of the Business*  
15    *and Professions Code), and the worked that they performed.*

16    *(b) Any permits that were obtained to rebuild the property.*

17    *(c) The names and license numbers of any third parties that*  
18    *performed work on the property that were required to be licensed*  
19    *to perform that work, and the worked that they performed.*

20    ~~SECTION 1. Section 15653 of the Welfare and Institutions~~  
21    ~~Code is amended to read:~~

22    ~~15653. (a) Minimum guidelines for use by county adult~~  
23    ~~protective services agencies in determining when an investigation~~  
24    ~~of abuse is warranted shall be maintained by the State Department~~  
25    ~~of Social Services in cooperation with representatives of county~~  
26    ~~government, and in consultation with the California Department~~  
27    ~~of Aging, the Department of Justice, and other concerned state~~  
28    ~~departments for use by county adult protective services agencies.~~

29    ~~(b) Uniform guidelines for local law enforcement assistance~~  
30    ~~with investigations of allegations of abuse to elders and dependent~~  
31    ~~adults as developed by the Department of Justice in consultation~~  
32    ~~with the department, the California Department of Aging, and~~  
33    ~~other concerned state and local agencies pursuant to Section 15640,~~

1 as amended by Chapter 769 of the Statutes of 1986, shall remain  
2 in effect until modified. Consistent with these guidelines, county  
3 adult protective services agencies may seek local law enforcement  
4 assistance with investigations of allegations of abuse to elder and  
5 dependent adults.

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