

TOM UMBERG

SENATOR, 34TH SENATE DISTRICT

SB 900: HOA Health & Safety



SUMMARY

SB 900 would charge a homeowner's association with making repairs and replacements for matters of health and safety pertaining to the interruption of gas, heat, water, or electrical services within 30 days.

BACKGROUND/EXISTING LAW

In June 2023, residents of the La Veta Monterey condominium complex in Orange, CA notified SoCalGas of a possible natural gas leak. The company sent technicians to conduct an inspection, which resulted in an emergency shut-off of gas service at the master meter over health and safety concerns.

It was eventually determined that the complex's entire 51-year-old gas pipeline would have to be replaced with cost estimates in excess of \$1 million. The HOA Management Company was not compelled by California law to make repairs quickly and the HOA itself did not have the required reserves in place to pay for new lines.

The shutoff of gas service left more than 600 residents without the ability to shower or cook meals for their families for ~ 4 months.

During this time, city officials reached a point where damage was so extensive and such significant landscape upheaval necessary that red-tagging the residential complex was considered.

NEED FOR THE BILL

California Civil Code Section 5610 proscribes emergency assessment features for HOAs in the event of public safety crises.

Lack of natural gas is not defined as a public safety issue under current law.

SOLUTION

SB 900 adds "health" conditions (such as the lack of natural gas) to the possibility of emergencies that shall be subject to expedient repair requirements by HOAs.

Additionally, SB 900 stipulates that these repairs would need to be completed within 30 days of their identification.

FOR MORE INFORMATION

Jackie Koenig
Phone: (916) 651-4034
Email: Jackie.Koenig@sen.ca.gov
