

**SUPPORT FOR ASSEMBLY BILL 851 (MCKINNOR)**

The January 2025 Los Angeles County Wildfires inflicted incomprehensible damage on the Los Angeles County (County) community, destroying over 18,000 homes and structures and displacing hundreds of thousands of residents. As communities emerge from the disaster, legislation is needed to protect impacted homeowners from predatory real estate practices.

Assembly Bill (AB) 851, authored by Assemblymember Tina McKinnor, would prohibit a buyer from making an unsolicited offer to purchase residential property located in certain ZIP Codes in the County. The bill would require a buyer and seller to affirm, via a written attestation, compliance with this provision prior to transferring the property title, and would require that the attestation is attached to the deed when recording the transfer. In the event the offer received by a seller was unsolicited, the seller has the ability to cancel the contract within four months. AB 851 would also make an unsolicited, written offer on behalf of a buyer a violation of a real estate agent's licensing law, thus resulting in the potential suspension or revocation of their license. Further, this bill would authorize the Attorney General, a county counsel, city attorney, or district attorney to bring a civil action to enforce the provisions, including up to \$25,000 penalty per violation. A violation may also result in a misdemeanor charge.

This Board is grateful for Governor Gavin Newsom's leadership and partnership on California's wildfire response. On April 14, 2025, Governor Newsom issued Executive Order No. N-26-25 (EO) to extend protections for impacted residents from predatory real estate speculators. AB 851 would expand on this and establish clearer procedural guidelines, provide additional enforcement mechanisms and firmer penalties, and apply to all unsolicited offers, regardless of the offer price. As the EO currently expires on July 1, 2025, AB 851 would take effect immediately as an urgency statute and would remain in effect until December 31, 2026.

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MOTION

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Page: 2

AB 851 offers robust protections for homeowners impacted by the wildfires and helps ensure they do not fall prey to exploitative real estate practices.

**I, THEREFORE, MOVE** that the Board of Supervisors direct the Chief Executive Officer, through the Legislative Affairs and Intergovernmental Relations Branch, to support AB 851 (McKinnor).

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KB:nvc