

# NEW REAL ESTATE LAWS for 2025

All laws are effective January 1, 2025 unless otherwise specified.

This information is only a partial list and is not a comprehensive explanation of the upcoming 2025 California laws. It is being provided solely as a courtesy and as a guide. The laws in their entirety can be found at: <http://leginfo.legislature.ca.gov/>

**AB 2533** – Extends the ADU Amnesty Law to Unpermitted ADUs and JADUs Built Before 2020 Requires cities to provide a clear process for homeowners to obtain permits on their ADUs. [Read AB 2533 here.](#)

**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 the execution of the buyer's offer to purchase real property. [Read AB 2992 here.](#)

**AB 295** – Foreclosure Surplus Funds Chasers Existing law already requires a trustee to distribute all surplus funds following a trustee's sale to the borrower and anyone else who is entitled to those funds. There are companies which seek out these borrowers and others by offering to assist in acquiring surplus funds, oftentimes at 25% to 40% of their entitled amount. AB 295 seeks to restrict these surplus fund chasers from contacting a borrower and others until 90 days after the trustee's deed has been recorded. Effective July 19, 2025. [Read AB295 here.](#)

**AB 2424** – Delivery of Listing Agreement Extends Foreclosure Sale by 45 Days This is in effect if the trustee receives a listing agreement from the trustor at least 5 days before the sale date. This extension can only be used once. For more details see the law in its entirety. [Read AB 2424 here.](#)

**AB 3108** – Expands the Definition of Predatory Lending Defines criminal mortgage fraud to include acts by a mortgage loan broker or any person who originates loans to include misleading a borrower into signing a business loan when the borrower intended the loan to be for consumer purposes or signing for a bridge loan when the loan will not be used to acquire or construct a new dwelling. [Read AB 3108 here.](#)

**AB 2016** – Distribution of Assets outside of Probate if Less than 750,000 This allows a successor to petition the court to sell property less than 750,000 without probate administration. [Read AB 2016 here.](#)

**SB 552** – Swimming Pool and Spa Safety For single family residences this law requires a home inspection report include which drowning prevention safety features are in place and if they are operable and appropriately labeled. [Read SB 552 here.](#)

**SB 1051** – Landlord/Tenant Victim of Abuse Lock Change Protection This new law clarifies that the landlord is responsible for the cost of changing the locks; extends the lock change protection to immediate family or household members of a tenant; expands the acceptable supporting documentation of abuse or violence triggering the lock change protection; and prohibits a landlord from taking adverse action against a prospective tenant because of their use of the lock change protection. [Read SB 1051 here.](#)

**AB 2747** - Positive Credit Reporting Requires residential landlords to offer each tenant obligated on a lease the option of having the tenant's positive rental payment information reported to at least one nationwide consumer reporting agency. Exempts small, non-corporate landlords. [Read AB 2747 here.](#)

**SB 1103** – Tenant Rights Extended to Small Commercial Tenants 30 and 90-day notice to increase rent, 30 and 60 day notice to terminate tenancy, and translated copy of the lease if negotiated in specific languages. Also, transparency for fees a landlord may charge to recover building operating costs. [Read SB 1103 here.](#)

**AB 2622** – Contractor Exemptions A person who is not licensed may advertise for construction work or a work of improvement as long as the total contract price for labor, material, and all other items on a project is less than \$1,000 and the person states in the advertisement that they are not licensed as a contractor. This exemption does not apply when it is part of a larger project or when a contractor employs another person to perform work. [Read 2622 here.](#)

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# NEW GENERAL LAWS for 2025

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## FEDERAL LAWS:

**Real ID** - Starting May 7, 2025, you must have a REAL ID or another acceptable form of identification to board domestic flights or visit federal facilities. [More Info. here.](#)

**Tax Inflation Adjustments** - For tax year 2025, the standard deduction increases to \$15,000 for single taxpayers and married individuals filing separately, \$30,000 for married couples filing jointly, and \$22,500 for heads of households. [More info. here.](#)

**FinCEN Corporate Transparency** - Individuals can obtain a FinCEN identifier from the Treasury and provide it to reporting companies instead of their personal information. [More info. here.](#)

## CALIFORNIA LAWS:

Minimum Wage is increasing to \$16.50/hr for all CA employees. Some cities and counties have a higher minimum wage than the state. [More info. here.](#)

**AB 1960** - Harsher Sentences for Smash-and-Grab Robberies This bill would, until January 1, 2030, create sentencing enhancements for taking, damaging, or destroying property in the commission or attempted commission of a felony, as specified. This bill would impose a state-mandated local program. [Read AB 1960 here.](#)

**AB 1775** - Cannabis Lounges Allows licensed dispensaries and cannabis lounges to operate like Amsterdam cannabis cafes by making and selling non-psychoactive food and nonalcoholic drinks, and hosting live music events and performances. [Read AB 1775 here.](#)

**AB 2342** - Higher Fines for Corporate Felonies Current law states if a corporation breaks the law, the most it can be penalized is \$10,000 per felony. Starting Jan. 1, criminal fines that can be imposed on corporations will be generally twice the amount taken from victims by the defendant or twice the amount of the loss caused by the defendant. [Read AB 2342 here.](#)

**SB 729** - Insurance Companies will be Required to Cover IVF Large group health plans — employers that cover at least 100 people — will be required to provide coverage for the diagnosis and treatment of infertility. This includes a max of three egg retrievals and unlimited embryo transfers. The new law does not apply to people who get health coverage from religious employers, or people enrolled in Medi-Cal. Effective July 2025. [Read SB 729 here.](#)

**AB 2515** - Forever Chemicals in Menstrual Products Banned The sale of tampons and other menstrual products that contain potentially toxic chemicals will be banned in California. Read AB 2515 here. [Read AB 2515 here.](#)

**AB 1780** - College Legacy Admissions Banned Legacy status and donor preferences have long been excluded from the state's public university admissions process since 1998. California private, non-profit colleges and universities will be banned from offering legacy admissions as well. [Read AB 1780 here.](#)

**SB 1047 & AB 2013** - AI Models Safety 1047 Requires developers of the largest (AI) models to take significant safety measures to mitigate risks to safety that future development of their systems may pose to the public. AB 2013, meanwhile, mandates transparency in the development of generative artificial intelligence (AI) systems. [Read SB 1047 here.](#) | [Read AB 2013 here](#)

**SB 1100** - Discrimination: Driver's License This law prohibits employers from requiring a valid driver's license in job advertisements unless the job requires driving or using an alternative form of transportation would be more expensive or time-consuming. [Read SB 1100 here.](#)

**AB 2123** - Paid Family Leave This law allows employees to immediately access California's Paid Family Leave Program (PFL) without using up to two weeks of accrued vacation time. [Read AB 2123.](#)

**AB 1725** - Law Enforcement Reporting This law requires municipalities to post information about settlements and judgments of \$50,000 or more on their websites and is specifically focused on law enforcement settlements and judgments related to allegations of improper police conduct. [Read AB 1725 here.](#)

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