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## SB-382 Single-family residential property: disclosures. (2023-2024)

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### Senate Bill No. 382

#### CHAPTER 443

An act to add Sections 1102.6i and 1102.6j to the Civil Code, relating to real property.

[ Approved by Governor September 22, 2024. Filed with Secretary of State September 22, 2024. ]

#### LEGISLATIVE COUNSEL'S DIGEST

SB 382, Becker. Single-family residential property: 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, on or after January 1, 2026, require a seller of a single-family residential property to deliver a specified disclosure statement to the prospective buyer regarding the electrical systems of the property, except as specified, and to disclose, in writing, the existence of any state or local requirements relating to the future replacement of existing gas-powered appliances that are being transferred with the property, as specified.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

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

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

**1102.6i.** (a) Except as provided in subdivision (b), on or after January 1, 2026, in addition to any other disclosure required pursuant to this article, the seller of any real property subject to this article, or the seller's agent, shall deliver to the prospective buyer a disclosure statement that provides as follows: "In a purchase of real property, it may be advisable to obtain an inspection by a qualified professional of the electrical system(s) of any buildings, including, but not limited to, the main service panel, the subpanel(s), and wiring. Substandard, recalled, or faulty wiring may cause a fire risk and may make it difficult to obtain property insurance. Limited electrical capacity may make it difficult to support future electrical additions to the building(s), such as solar generation, electric space heating, electric water heating, or electric vehicle charging equipment."

(b) This section does not apply to the sale of a building within three years of the issuance of the certificate of occupancy for the building.

**SEC. 2.** Section 1102.6j is added to the Civil Code, to read:

**1102.6j.** On or after January 1, 2026, the seller of a single-family residential property subject to this article shall disclose, in writing, the existence of any state or local requirements or restrictions relating to the future replacement of existing gas-powered

appliances that are being transferred with the property to the extent they or their agent are aware of those requirements or restrictions. For purposes of this section, "gas-powered appliance" includes, but is not limited to, appliances fueled by natural gas or liquid propane.