

California Homeowner Bill of Rights Part: 2



- **Enforceability:** Borrowers will have authority to seek redress of “material” violations of the California Homeowner Bill of Rights. Injunctive relief will be available prior to a foreclosure sale and recovery of damages will be available following a sale.

- **Verification of documents:** The recording and filing of multiple unverified documents will be subject to a civil penalty of up to \$7,500 per loan in an action brought by a civil prosecutor. Enforcement will also be allowed under a violator’s licensing statute by the Department of Corporations, Department of Real Estate or Department of Financial Institution.

THE OTHER BILLS IN THE CALIFORNIA HOMEOWNER BILL OF RIGHTS ARE:

BLIGHT PREVENTION LEGISLATION:

AB 2314 (Carter) & SB 1472 (Pavley and DeSaulnier) to help combat the blight and crime associated with foreclosed properties.

- AB 2314: Passed out of Assembly (71-0) and is pending in the Senate.
- SB 1472: Passed out of Senate (36-0) and is pending in the Assembly.

TENANT PROTECTION LEGISLATION:

AB 2610 (Skinner) and SB 1473 (Hancock) to help protect tenants in foreclosed properties.

- AB 2610: Passed out of Assembly (56-14) and is pending in the Senate.
- SB 1473: Passed out of Senate (25-13) and is pending in the Assembly.

ENHANCEMENT OF ATTORNEY GENERAL ENFORCEMENT ACT:

AB 1950 (Davis) to strengthen the law enforcement response to mortgage and foreclosure fraud.

- AB 1950: Passed out of Assembly (56-22) and is pending in the Senate.
- **ATTORNEY GENERAL SPECIAL GRAND JURY ACT:**
- AB 1763 (Davis) and SB 1474 (Hancock) to strengthen prosecutions of complex, multijurisdictional fraud and crimes.
- SB 1474: Passed out of Senate (38-0) and is pending in the Assembly.
- AB 1763: Passed out of Assembly (78-0) and is pending in the Senate.

Information deemed reliable but not guaranteed.

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