



Reply to: Alice Fredericks  
Chair, Legislative Committee  
MCCMC Tiburon Town Hall  
1505 Tiburon Blvd  
Tiburon, CA 94920

August 23, 2019

Senator Anthony J. Portantino  
Chair, Senate Appropriations Committee  
State Capitol, Room 2206  
Sacramento, CA 95814

**RE: AB 881, as amended, Bloom. Accessory dwelling units.  
Oppose Unless Amended (as amended 08/12/19)**

Dear Senator Portantino:

The Marin County Council of Mayors and Councilmembers (MCCMC) must respectfully oppose AB 881 unless it is amended to reinstate existing law, which allows a local jurisdiction to impose owner occupancy requirements on parcels with accessory dwelling units (ADUs).

AB 881 would prohibit local governments from requiring a property owner live in the main house or one of the accessory structures until January 1, 2025. This would incentivize operating the property as a commercial enterprise and could have the unintended effect of large-scale investors purchasing many single-family homes and adding ADUs, thus operating more like a property management company, not a homeowner seeking some additional income. Additionally, owner occupancy requirements could provide greater oversight and an opportunity to provide more affordable rents as a homeowner is less likely to be profit driven.

MCCMC opposes AB 881 unless it is amended.

Respectfully,

Alice Fredericks, Chair  
Legislative Committee  
Marin County Council of Mayors and Councilmembers

cc: Assembly Member Bloom  
Senator McGuire  
Assembly Member Levine  
Nancy Hall Bennett, Regional Public Affairs Manager, [nbennett@cacities.org](mailto:nbennett@cacities.org)  
Meg Desmond, League of California Cities, [cityletters@cacities.org](mailto:cityletters@cacities.org)  
David Jones, Emanuels Jones, [david@emanuelsjones.com](mailto:david@emanuelsjones.com)