



AN UPDATE ON ACA 13



Dear NAIOP SoCal Members and Advocates,

NAIOP SoCal is deeply disappointed to see the California State Legislature's passage of ACA 13 (Ward) despite our members' dedicated grassroots efforts to stop it. While this outcome is not what we had hoped, we remain committed to advocating for the interests of our members and against legislation that hurts our members' ability to create jobs, strengthen the supply chain and spur economic growth. Our work continues and we will persist in our efforts to ensure that the voices of our community are heard and considered in shaping the future of tax legislation.

NAIOP SoCal takes this opportunity to thank its members and allies for taking action on multiple occasions over the past three weeks to help stop ACA 13.

28 California State Senators voted in favor of ACA 13 last week on the Floor of the State Senate, which is one more than the 2/3 minimum vote required for a proposed constitutional amendment to pass.

Our gratitude is in order to the following Senators who either voted against ACA 13 or abstained during the vote:

Voting "No" on ACA 13 were State Senators Alvarado-Gil (D), Dahle (R), Grove (R), Jones (R), Nguyen (R), Niello (R), Ochoa Bogh (R), Seyarto (R) and Wilk (R). State Senators Archuleta (D), Hurtado (D) and Newman (D) abstained, which is tantamount to voting "no."

Due to amendments to ACA 13 applied in the State Senate, the constitutional amendment required a concurrence vote on the Floor of the California State Assembly late last week.

The following State Assemblymembers voted against ACA 13 during the concurrence vote: Alanis (R), Chen (R), Megan Dahle (R), Davies (R), Dixon (R), Essayli (R), Flora (R), Vince Fong (R), Gallagher (R), Hoover (R), Lackey (R), Mathis (R), Jim Patterson (R), Joe Patterson (R), Quirk-Silva (D), Sanchez (R), Ta (R), Waldron (R) and Wallis (R). State Assemblymembers Bains (D), Cervantes (D), Maienschein (D), Schiavo (D), Soria (D) and Villapudua (D) abstained.

In an unusual move, shortly after the State Assembly's concurrence vote on ACA 13, its author – Assemblymember Christopher Ward – held ACA 13 at the desk until November 1, 2023. Assemblymember Ward's action effectively puts ACA 13 on the November 2024 general election ballot.

NAIOP SoCal's advocacy efforts will now pivot to ensuring the passage of the Taxpayer Protection Act (TPA), as well as opposing ACA 13 on the November 2024 ballot, in the interests of the commercial real estate industry and the taxpaying electorate statewide.

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