



**BUILDING
DECARBONIZATION
COALITION**



June 5, 2024

The Honorable Ash Kalra, Chair
Assembly Judiciary Committee
1020 N Street, Room 104
Sacramento, CA 95814

RE: Senate Bill 382 (Becker) Single-family Residential Property: Disclosures – SUPPORT

Dear Assemblymember Kalra,

On behalf of the undersigned organizations, we write in strong support of Senate Bill 382, which would 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, and to disclose 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.

Many homes, especially older homes, contain electrical service panels that are widely known to have serious safety problems, which can lead to fires or electrocution. The National Fire Protection Association reports that home electrical systems are responsible annually for an average of about 31,500 home fires and 400 home fire-related deaths. These fires also cause \$1.3 billion in direct property damage annually. At the same time, it is important that homes' wiring and service panels are safe and serviceable as we transition from polluting fuels to clean electricity to power EV chargers, electrical water heaters, and electrical space heating.

Prospective buyers who wish to transition to safe and healthy all-electric buildings have the right to know the condition of the existing electrical systems so that they can make informed purchases. Many residential building buyers are unaware that electrical issues may exist, forcing them to spend thousands of dollars upgrading outdated and dangerous electrical systems. SB 382 will protect prospective home buyers from making costly mistakes when evaluating a building by suggesting that it may be advisable to obtain an inspection of the electrical system. SB 382 will also require sellers to include a disclosure regarding future requirements, if any, related to replacement of existing appliances in a residential property.

We encourage you to support this pragmatic step to protect homebuyers through proper disclosures and respectfully request your "Aye" vote.

Sincerely,

Merrian Borgeson
Director, California Policy, Climate & Energy
Natural Resources Defense Council
(NRDC)

Sam Fishman
Sustainability and Resilience Policy
Manager
SPUR

Madison Vander Klay
Government Affairs Manager
Building Decarbonization Coalition