



American Planning Association
California Chapter

Creating Great Communities for All

July 10, 2025

The Honorable Thomas Umberg
Chair, Senate Judiciary Committee
1021 O Street, Room 3240
Sacramento, CA 95814

**RE: AB 299 (Gabriel) Motels, hotels, and short-term lodging: disasters.
As amended on July 3, 2025 – Notice of Support**

Dear Senator Umberg,

On behalf of the California State Association of Counties (CSAC) and the California Chapter of the American Planning Association (APA), we write in support of AB 299. This bill ensures individuals displaced by a disaster, like the recent fires in Los Angeles, can access stable temporary housing at hotels, motels, and short-term rentals.

Following the Eaton and Palisades fires, thousands of Los Angeles County residents have lost their homes or been displaced. Many impacted individuals who needed immediate housing have turned to hotels, motels, and short-term rentals. While stays under 30 days do not present any legal complications, following that time frame, existing laws can make it challenging for individuals to access a stable place to stay. In practice, this can lead to lodgers needing to shuffle individuals between rooms or remove them from the property each month, which can be harmful and destabilizing.

Under AB 299, guests displaced by a disaster will be able to stay for longer than 30 days without establishing a landlord-tenant relationship, providing lodgers with the certainty needed to not shuffle individuals between rooms or remove them from the property.

California was already facing a housing and homelessness crisis before these fires began, and we must act quickly to ensure displaced individuals can access stable temporary shelter. Counties support measures that provide housing assistance to all community members. By extending critical legal assurances, AB 299 will directly help provide stability and security to those who have already been through so much.

CSAC supports efforts to comprehensively protect communities from future disasters - including wildfires, floods, extreme heat, and other climate-driven events. Additionally, CSAC supports legislation that codifies community recovery and rebuilding best practices

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so that all counties that experience future disasters can utilize these laws to expedite the restoration of their communities. AB 299 aligns with these efforts and will strengthen counties' abilities to meaningfully prepare for disasters, provide effective response during the emergency, and expedite post-disaster recovery.

For these reasons, CSAC and APA support AB 299 and respectfully request your AYE vote. Should you have any questions regarding our position, please do not hesitate to contact us at mneuburger@counties.org or policy@apacalifornia.org

Sincerely,



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Cc: The Honorable Jesse Gabriel, Member of the California State Assembly
Members and staff, Senate Judiciary Committee
Margie Estrada, Chief Counsel, Senate Judiciary Committee
Sarah Haynes, Fiscal Director, Assembly Republican Caucus