

**TITLE 2. CIVIL RIGHTS DEPARTMENT REGULATIONS  
FAIR HOUSING REGULATIONS**

[Original Notice published on December 30, 2022]

**MODIFIED NOTICE OF PROPOSED RULEMAKING**

The Civil Rights Council (Council) of the Civil Rights Department (CRD) proposes to amend sections 12005, 12040, 12042, 12050, 12051, 12140, 12140.1, 12141, 12179, and 12181 of Title 2 of the California Code of Regulations after considering all comments, objections, and recommendations regarding the proposed action.

**PUBLIC HEARING**

The Council will hold a public hearing starting at **12:00 p.m. on April 3, 2023**, at the following location:

<https://us02web.zoom.us/j/86905615920>

and/or

1-669-444-9171

Meeting ID: 869 056 15920

This Modified Notice of Proposed Rulemaking is issued February 14, 2023 to ensure adequate distribution of the notice, originally published on December 30, 2022. Any comments submitted before the end of the written comment period noticed below, whether in response to the original notice or this modified notice, will be considered.

At the hearing, any person may present statements or arguments orally or in writing relevant to the proposed action described in the Informative Digest. The Council requests but does not require that persons who make oral comments at the hearing also submit a written copy of their testimony at the hearing.

The meeting facilities are accessible to individuals with physical disabilities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in the meeting, should contact Mimi De Ville, CRD ADA Coordinator, at (844) 541-2877 (voice or via relay operator 711) or TTY (800) 700-2320 or via email: [accommodations@dfeh.ca.gov](mailto:accommodations@dfeh.ca.gov) as soon as possible or at least 72 hours before the meeting.

**WRITTEN COMMENT PERIOD**

Any interested person, or their authorized representative, may submit written comments relevant to the proposed regulatory action to the Council. The written comment period closes on **April 3, 2023 at 5:00 p.m.** The Council will consider only comments received by the end of that day. Written comments can be mailed to:

Civil Rights Council  
c/o Mariel Block, Senior Fair Employment and Housing Counsel  
Civil Rights Department  
555 12<sup>th</sup> Street – Suite 2050

Oakland, CA 94607  
Telephone: (916) 478-7251

Comments may also be submitted by e-mail to [FEHCouncil@dfeh.ca.gov](mailto:FEHCouncil@dfeh.ca.gov).

#### **AUTHORITY AND REFERENCE**

Government Code section 12935(a) authorizes the Council to adopt these proposed regulations. The proposed regulations implement, interpret, and make specific section 12900 et seq. of the Government Code.

#### **INFORMATIVE DIGEST/ POLICY STATEMENT OVERVIEW**

This rulemaking action clarifies, makes specific, and supplements existing state regulations interpreting the Fair Employment and Housing Act (“FEHA”) set forth in Government Code section 12900 et seq. As it relates to housing, the FEHA prohibits harassment and discrimination because of the race, color, religion, national origin, ancestry, physical disability, mental disability, genetic information, marital status, familial status, sex, gender, gender identity, gender expression, sexual orientation, source of income, military and/or veteran status of any person, or any basis prohibited by section 51 of the Civil Code.

In compliance with the Administrative Procedure Act, the Council proposes to adopt these rules as duly noticed, vetted, and authorized regulations. The overall objective of the proposed regulations is to fix typographical and grammatical errors and provide clarity regarding compliance with the fair housing regulations. This action has the specific benefit of ensuring that tenants, prospective tenants, owners, housing providers, and other relevant individuals better understand their respective rights and obligations with regard to fair housing rights and obligations. Ultimately, the proposed action furthers the mission of the CRD by protecting Californians from housing discrimination.

The Council has determined that the proposed amendments are not inconsistent or incompatible with existing regulations. After conducting a review for any regulations that would relate to or affect this area, the Council has concluded that these are the only regulations that concern fair housing and the FEHA.

#### **DISCLOSURES REGARDING THE PROPOSED ACTION**

*The Council has made the following initial determinations:*

**Mandate on local agencies and school districts:** None.

**Cost or savings to any state agency:** No additional costs or savings beyond those imposed by existing law.

**Cost to any local agency or school district, which must be reimbursed in accordance with Government Code sections 17500 through 17630:** None.

**Other nondiscretionary cost or savings imposed on local agencies:** No additional costs or savings beyond those imposed by existing law.

**Cost or savings in federal funding to the state:** None.

**Cost impacts on a representative private person or businesses:** No additional costs or savings beyond those imposed by existing law. Therefore, the agency is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

**Results of the economic impact assessment/analysis:** The Council anticipates that the adoption of the regulations will not impact the creation or elimination of jobs within the state, the creation of new businesses or the elimination of existing businesses within the state, or the expansion of businesses currently doing business within the state. To the contrary, adoption of the proposed amendments is anticipated to benefit the health and welfare of California residents and businesses and improve housing stability by clarifying and streamlining the operation of the law, making it easier for tenants, prospective tenants, owners, and housing providers to understand their rights and obligations, and reducing litigation costs for businesses. These regulations would not affect the environment.

**Statewide adverse economic impact directly affecting businesses and individuals:** The Council has made an initial determination that the proposed action will not have a significant statewide adverse economic impact directly affecting businesses, including the ability of California businesses to compete with businesses in other states.

**Significant effect on housing costs:** None.

**Small Business Determination:** The Council anticipates that the regulations will not create additional costs or savings beyond those imposed by existing regulations. Similarly, the Council has determined that there is no impact on small businesses as a result of this proposed action because these regulations primarily serve to clarify existing law.

**Business Report:** The Council has determined that the proposed regulations do not require a report to be made.

## **CONSIDERATION OF ALTERNATIVES**

In accordance with Government Code section 11346.5(a)(13), the Council must determine that no reasonable alternative it considered or that has otherwise been identified and brought to the Council's attention would be more effective in carrying out the purpose for which this action is proposed, or would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost-effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

The Council has thus far not become aware of a better alternative and invites interested persons to present statements or arguments with respect to alternatives to the proposed regulations at the scheduled hearing or during the written comment period.

## **CONTACT PERSONS**

Inquiries concerning the proposed administrative action may be directed to:

Mariel Block, Senior Fair Employment and Housing Counsel  
Civil Rights Department  
555 12<sup>th</sup> Street – Suite 2050  
Oakland, CA 94607  
Telephone: (916) 478-7251  
E-mail: [mariel.block@dfeh.ca.gov](mailto:mariel.block@dfeh.ca.gov)

The backup contact person for these inquiries is:

Rachael Langston, Senior Fair Employment and Housing Counsel  
Civil Rights Department  
555 12<sup>th</sup> Street – Suite 2050  
Oakland, CA 94607  
Telephone: (916) 478-7251  
E-mail: [rachael.langston@dfeh.ca.gov](mailto:rachael.langston@dfeh.ca.gov)

Please direct requests for copies of the proposed text (express terms) of the regulations, the Initial Statement of Reasons, any modified text of the proposed regulations, or other information upon which the rulemaking is based, should other sources be used in the future, to Mariel Block at the above address.

#### **AVAILABILITY OF STATEMENT OF REASONS, TEXT OF PROPOSED REGULATIONS, AND RULEMAKING FILE**

The Council will have the entire rulemaking file available for inspection and copying throughout the rulemaking process at its office at the above Elk Grove address. As of the date this notice is published in the Notice Register, the rulemaking file consists of this notice, the proposed text of the regulations, and the Initial Statement of Reasons. Copies may be obtained by contacting Mariel Block at the address or phone number listed above.

#### **AVAILABILITY OF CHANGED OR MODIFIED TEXT**

After holding the hearing and considering all timely and relevant comments received, the Council may adopt the proposed regulations substantially as described in this notice. If the Council makes modifications that are sufficiently related to the originally proposed text, it will make the modified text (with the changes clearly indicated) available to the public for at least 15 days before the Council adopts the regulations as revised. Please send requests for copies of any modified regulations to the attention of Mariel Block at the address indicated above. The Council will accept written comments on the modified regulations for 15 days after the date on which they are made available.

#### **AVAILABILITY OF THE FINAL STATEMENT OF REASONS**

Upon its completion, the Final Statement of Reasons will be available on the Council's webpage: <https://calcivilrights.ca.gov/civilrightscouncil/>.

Copies also may be obtained by contacting Mariel Block at the above address

## **AVAILABILITY OF DOCUMENTS ON THE INTERNET**

Copies of the Notice of Proposed Action, the Initial Statement of Reasons, the text of the regulations, any modified texts, and the Final Statement of Reasons can be accessed through the Council's webpage at <https://calcivilrights.ca.gov/civilrightscouncil/>.