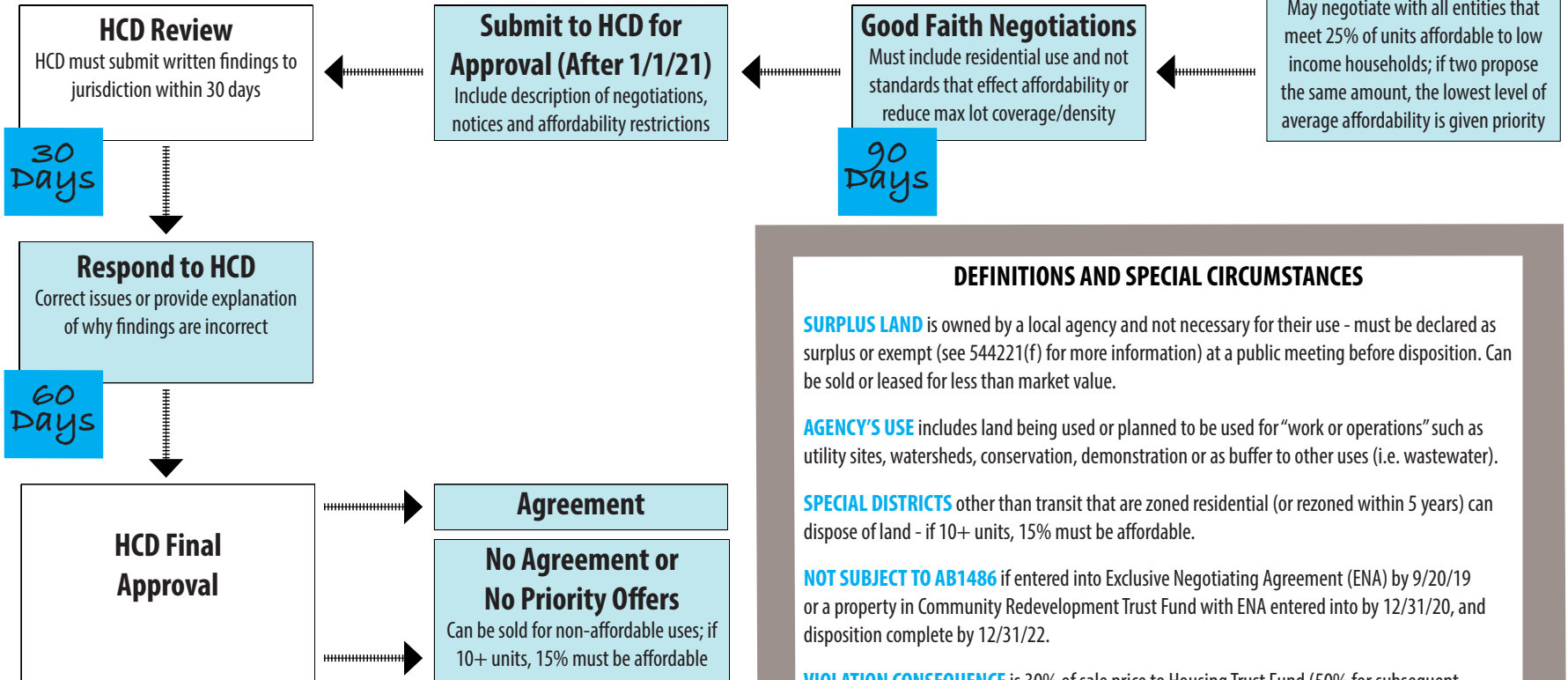


# SURPLUS LAND ACT AB 1486



**DEFINITIONS AND SPECIAL CIRCUMSTANCES**

**SURPLUS LAND** is owned by a local agency and not necessary for their use - must be declared as surplus or exempt (see 544221(f) for more information) at a public meeting before disposition. Can be sold or leased for less than market value.

**AGENCY'S USE** includes land being used or planned to be used for "work or operations" such as utility sites, watersheds, conservation, demonstration or as buffer to other uses (i.e. wastewater).

**SPECIAL DISTRICTS** other than transit that are zoned residential (or rezoned within 5 years) can dispose of land - if 10+ units, 15% must be affordable.

**NOT SUBJECT TO AB1486** if entered into Exclusive Negotiating Agreement (ENA) by 9/20/19 or a property in Community Redevelopment Trust Fund with ENA entered into by 12/31/20, and disposition complete by 12/31/22.

**VIOLATION CONSEQUENCE** is 30% of sale price to Housing Trust Fund (50% for subsequent penalties) and disposition is still valid.