



With AB 1837 passing into law during the 2022 legislative session, California has resolved some of the implementation gaps in its existing foreclosure intervention law. SB 1079 , which went into effect January 1st, 2021, was written to stop the displacement of tenants and marginalization of first-time homebuyers by corporate investors who capitalize on foreclosures. However, in 2021, housing advocates became aware that for-profit actors were finding ways to defy the foreclosure intervention law and even manipulate it in their favor. AB 1837 strengthens California’s landmark foreclosure intervention law by reducing for-profit actors’ opportunities to misuse it.

**AB 1837 Solutions:**

1. Revises the definition of an eligible nonprofit buyer and expands affidavit and declaration requirements for eligible bidders
2. Authorizes the Attorney General, a county counsel, or a city attorney to bring an action to enforce its provisions
3. Restricts evictions in homes
4. Requires that, in specific cases, units be maintained as affordable to lower income households